

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Boxer Hill Road, E of
Greenway Road
(12009 Boxer Hill Road)
8th Election District
3rd Councilmanic District

Bruce M. Gray, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-68-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 12009 Boxer Hill Road, located in the vicinity of Padonia Road in Cockeysville. The Petition was filed by the owners of the property, Bruce M. and Carol A. Gray. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 40 feet in lieu of the required 50 feet, and a front setback of 48 feet in lieu of the required 50 feet for a proposed carport conversion to create a bedroom and bathroom addition to the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. There being no requests for public hearing, a decision shall be rendered based upon the documentation submitted. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide suffi-

ORDER RECEIVED FOR FILING

Date

By


MICROFILMED

cient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of September, 1996 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 40 feet in lieu of the required 50 feet, and a front setback of 48 feet in lieu of the required 50 feet for a proposed carport conversion to create a bedroom and bathroom addition to the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 9/11/96
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 11, 1996

Mr. & Mrs. Bruce M. Gray
12009 Boxer Hill Road
Cockeysville, Maryland 21030

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Boxer Hill Road, E of Greenway Road
(12009 Boxer Hill Road)
8th Election District - 3rd Councilmanic District
Bruce M. Gray, et ux - Petitioners
Case No. 97-68-A

Dear Mr. & Mrs. Gray:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

MICROFILMED





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

97-68-A

12009 BOXER HILL RD

which is presently zoned RC5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1AO 4.3 B.3 TO ALLOW
A SIDE YARD SETBACK OF 40 FT. IN LIEU OF THE REQUIRED 50 FT.
IN AN R.C. 5. ZONE, & 48 FT. FRONT SETBACK IN LIEU OF THE
REQUIRED 50 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

need to add bedroom & bathroom to house for
invalid mother; no other practical way to add
on bedroom & bathroom to outside or back
because of layout of the house.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

BRUCE MACCALLUM GRAY
(Type or Print Name)

Signature

Bruce MacCallum Gray
Signature

Address

CAROL ANN GRAY
(Type or Print Name)

City

State

Zipcode

Carol Ann Gray
Signature

Attorney for Petitioner

(Type or Print Name)

Address

Phone No

Signature

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No.

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

ORDER RECEIVED FOR FILING

Date

By

REVIEWED BY: SAM

DATE:

8-13-96

ESTIMATED POSTING DATE:

8-25-96

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Printed with Soybean Ink
on Recycled Paper

ITEM #:

74.

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 12009 BOXER HILL RD
address

COCKEYSVILLE MD 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We have to add a bedroom & bathroom
for my disabled mother. There is
no other practical way to add an
bedroom & bathroom to south side of
back because of the layout of the
house.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Bruce MacCallum Gray
(signature)
BRUCE MACCALLUM GRAY
(type or print name)



Carol Ann Gray
(signature)
CAROL ANN GRAY
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of AUGUST, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

BRUCE MACCALLUM GRAY AND CAROL ANN GRAY

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

August 12, 1996
date

[Signature]
NOTARY PUBLIC

My Commission Expires:

Sept 1, 1998

ZONING DESCRIPTION FOR 12009 BOXER HILL ROAD.

97-68-A

Beginning at a point north side of

Boxer Hill Road which is 16.4 wide at the distance of:

N 1 degree 22' 00" E 165.00

S 1 degree 22' 00" E 165.00

S 88 degrees 38' 00" W 205.00

N 88 degrees 38' 00" W 205.00

of the nearest centerline of the nearest improved intersecting street Greenway Road which is 8.7 feet wide. Being Lot # 5, Block C, Section #2 in the subdivision of Boxer Hill Park as recorded in Baltimore County Plat Book GLB # 20/24, Folio #20 , containing .776 acres. Also known as 12009 Boxer Hill Road and located in the 08th Election District, 3rd Councilmanic District.

74

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ADMINISTRATIVE VARIANCES
CLOSING DATE.....SEPTEMBER 9, 1996

CASE NUMBER: 97-68-A (Item 74)
12009 Boxer Hill Road
N/S Boxer Hill Road, e of Greenway Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Bruce MacCallum Gary and Carol Ann Gray

Post by:
8/25

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Administrative Variance to allow a side yard setback of 40 feet in lieu of the required 50 feet and 48 feet front setback in lieu of the required 50 feet.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District.....
Posted for:
Petitioner:
Location of property:
Location of Signs:
Remarks:
Posted by:
Number of Signs:
Signature:
Date of return:

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CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #97-69-A
(Item 78)

1816 Circle Road
W/S Circle Road, 1600' W of
c/l Lake Roland Drive
9th Election District
4th Councilmanic
Legal Owner(s):

Douglas M. Stegner and
Martha H. Stegner

Variance: to permit an accessory structure with a height of 22 feet in lieu of the permitted 15 feet to be located in the front yard.

Hearing: Tuesday, October 1, 1998 at 9:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3363.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

9/06/98 Sept. 6

LC80118

TOWSON, MD.,

Sept. 6, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 5, 1996.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

024752
SNA

97-68

DATE 8-13-76 ACCOUNT R-CC-16150

AMOUNT \$

85.00

Prince & Carol Gray

RECEIVED
FROM:

010 Rec Van. (Admin). 50
050 1 SKN 35

RV
SIGN

FOR:

DLADDND485MTCHRC

\$85.00

BA 6012-067-008-13-76

VALIDATION OR SIGNATURE OF CASHIER

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 74 Petitioner: CAROL GRAY
Location: 12009 BOXER HILL

PLEASE FORWARD ADVERTISING BILL TO:

NAME: CAROL GRAY
ADDRESS: 12009 BOXER HILL RD
COCKEYSVILLE MD 21030
PHONE NUMBER: 410 252 5783

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 23, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-68-A (Item 74)
12009 Boxer Hill Road
N/S Boxer Hill Road, E of Greenway Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Bruce MacCallum Gray and Carol Ann Gray

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 25, 1996. The closing date (September 9, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Bruce and Carol Gray

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 5, 1996

Mr. and Mrs. Bruce Gray
12009 Boxer Hill Road
Cockeysville, MD 21030

RE: Item No.: 74
Case No.: 97-68-2
Petitioner: Bruce Gray, et ux

Dear Mr. and Mrs. Gray:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 13, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND
ELECTRICAL INSPECTION FEE SCHEDULE

EFFECTIVE APRIL 1, 1992

MINIMUM FEE FOR ELECTRICAL PERMITS IS \$17.00

PERMIT EXPIRATION

A permit shall expire one year from the date it was issued unless it is extended, in which case it can only be extended for one additional year. The maximum duration of an electrical permit is two years.

INVESTIGATION FEE

Whenever any work for which a permit is required under this code has been commenced without authorization of such permit, a special investigation shall be made before a permit may be issued for such work. In addition to the regular permit fee, an investigation fee of \$43.00 shall be collected.

MODULAR HOMES OR PREFABRICATED STRUCTURES

Must bear a sticker of approval from the U.S. federal government, the state, a national testing facility, or other recognized inspection bureau. When this sticker is in evidence, a flat rate of \$43.00 will be charged.

TRANSFORMERS, VAULTS - OUTDOOR ENCLOSURES
OUTDOOR SUB-STATIONS

Not over 200 KVA \$19.00
Over 200 to 500 KVA \$21.00
Over 500 KVA \$28.00

NOTE: Above applied to each bank of transformers.

SWIMMING POOLS

Bonding \$17.00
Filters & Pool lights (use fixture & appliance schedule)
REINSPECTION OR REINTEGROUCTION OF CURRENT

Charge is in relation to amount of supervision, but no less than \$43.00
Any equipment not heretofore approved, the schedule covering classification to apply used.

ADDITIONAL INSPECTIONS

For reported correction of defects found in original installation (after notice of correction and second inspection) \$17.00

ELECTRIC SIGNS

Electric discharge sign lighting systems, charge based on amp. rating of each sign:
0 to 10 amp. \$17.00
Each additional 5 amp. or fraction thereof . \$ 7.00
For incandescent signs, divide total number of sockets by "4" applying rough wiring schedule for each sign,
minimum fee. \$17.00
Charge for each combination incandescent and gas tube sign to be computed by adding charge for each class.

ELEVATOR INSTALLATIONS

Single unit, non-automatic,
1 to 20 HP each \$17.00
Single unit, non-automatic,
Over 20 HP: apply primary motor schedule.
Automatic elevators: Add \$5.00 to primary motor schedule.

RADIO OR TV APPARATUS

Minimum fee \$17.00
PROTECTIVE SIGNALING SYSTEMS, SOUND OR TIME SYSTEMS OUTLETS, TELEPHONES

1 to 15 devices \$17.00
Each additional 5 \$ 3.00

TEMPORARY INSTALLATIONS AND DECORATIVE DISPLAYS
Temporary installations for carnivals, Christmas decorations, halls churches, etc., where inspection is on a one-time basis, apply the following fees:

1 to 10 KW \$17.00
11 to 25 KW \$21.00
26 to 50 KW \$28.00
Over 50 KW \$34.00

Where inspection is not on a one-time basis, see Special Services below:

SPECIAL SERVICES

Special services (such as annual inspections, hospital operating floors, motion picture equipment, mobile homes, etc.) and/or conditions not provided for in the schedule shall be charged for on the basis of time required.
Minimum fee \$17.00

Temporaries and inspections requested after the first inspection, when work was not ready, each \$43.00

Issuance of duplicate certificate . . . \$ 3.00

PRE-PURCHASE AND USE POSTCARD PERMITS (\$17.00) FOR SIMELS, ONE-ITEM INSPECTIONS.

ROUGH WIRING

FIXTURES

switches, receptacles, and lights to be counted as outlets:	
1 to 50 outlets . . . \$17.00	1 to 50 fixtures . . . \$17.00
For each additional 25 outlets or fraction thereof . \$ 3.00	For each additional 25 fixtures or fraction thereof . \$3.00

COMPLETED INSTALLATIONS, where wiring and fixtures are installed and can be inspected on one visit, apply rough wiring schedule based on total number of outlets.

FEES - NEW RESIDENCE - FLAT RATE - INCLUDES ALL APPLIANCES & SERVICE

Not over 100 amp. service \$44.00
Not over 200 amp. service \$52.00
Over 200 amp. service \$57.00

FEES - NEW APARTMENTS - INCLUDES ALL APPLIANCES - SERVICE ADDITIONAL

1 to 5 - Use Rough Wiring & Fixture Schedules, Service Additional 6 or more - \$17.00 per apartment, Service Additional

ADDITIONS & REMODELING - Use Rough Wiring and Fixture Schedules. Appliances such as electric ranges, range tops, ovens, air conditioners, water heaters, disposals, dishwashers, dryers, water pumps, electric heating units, etc., installed in dwelling occupancies: a charge of \$5.00 will be made for the first unit 20 KW or less, and \$2.00 for each additional unit or outlets.

INDUSTRIAL AND COMMERCIAL EQUIPMENT - such as air conditioners, motors, generators, commercial heaters, transformers, capacitors, welders and similar devices:

Secondary Fee

Single unit or group not exceeding 5 motors whose total capacity does not exceed 1 HP or KW . . . \$17.00 -- \$5.00
1 HP to 40 HP, KW or KVA \$17.00 -- \$5.00
Over 40 HP to 75 HP, KW or KVA \$17.00 -- \$6.00
Over 75 HP, KW or KVA \$17.00 -- \$7.00

NOTE: Where motor fees exceed \$75.00 and inspections can be completed within 90 days of filing application, apply 50% of the above fees for the amount over \$75.00.

NEW SERVICE - RELOCATION OR CHANGE IN SERVICE

Not over 400 amps \$17.00
Over 400, not over 800 amps \$25.00
Over 800 amps \$43.00

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/27/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 26, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 59, 70, 72, 73, 74, 75, 76, 77,
78, 79 AND 80.

2

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 30, 1996

FROM: *pub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 3, 1996
Item Nos. 059, 061, 070, 073,
074, 075, 077, 078, 079, & 080

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: August 29, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 57, 59, 73, 74, 77, 79, and 80

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey Long

Division Chief: Pat Keller

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

8-30-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 074 (JRA)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: Robert A. Wirth *RAW/gp*
DEPRM

SUBJECT: Zoning Item #74 - MacCallum Property
12009 Boxer Hill Road
Zoning Advisory Committee Meeting of August 26, 1996

Addition must be located 20 feet from the septic area and 30 feet from the well.

MACCULL/DEPRM/TXTSBP

MICROFILMED

PETITION PROBLEMS

#73 --- RT

1. No zoning indicated on petition form.

#74 --- JRA

1. No description on folder.
2. No address for legal owner.
3. No telephone number for legal owner.

#75 --- JRF

1. No zoning indicated on folder.
2. No election district indicated on folder.
3. No councilmanic district indicated on folder.
4. No acreage indicated on folder.
5. No signature of legal owner on petition form.
6. Need title of person signing for contract purchaser.

#79 --- JRA

1. Notary section is incomplete.

#80 --- JCM

1. No councilmanic district on folder.

Handwritten signature

August 21, 1996

Special Hearing

PROPERTY ADDRESS: 12009 Baxter Hill Rd.

Subdivision name: Dexter Full Arts

plat book # 20/28 folio # 20 , lot # 5 , section # 5

OWNER: Bruce & Carol Ann Gray

Lot 6

[illegible]

date: _____
prepared by: _____

Scale of Drawing: 1"=

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

74

LOCATION INFORMATION

Election District: 28

Councilmanic District: 03

1"=200' scale map: 12E 15-D.

Zoning: R.C. S 300-36

Lot size:	176	acreage
	28*	square feet

Private **Share**

SEWER:

WATER:

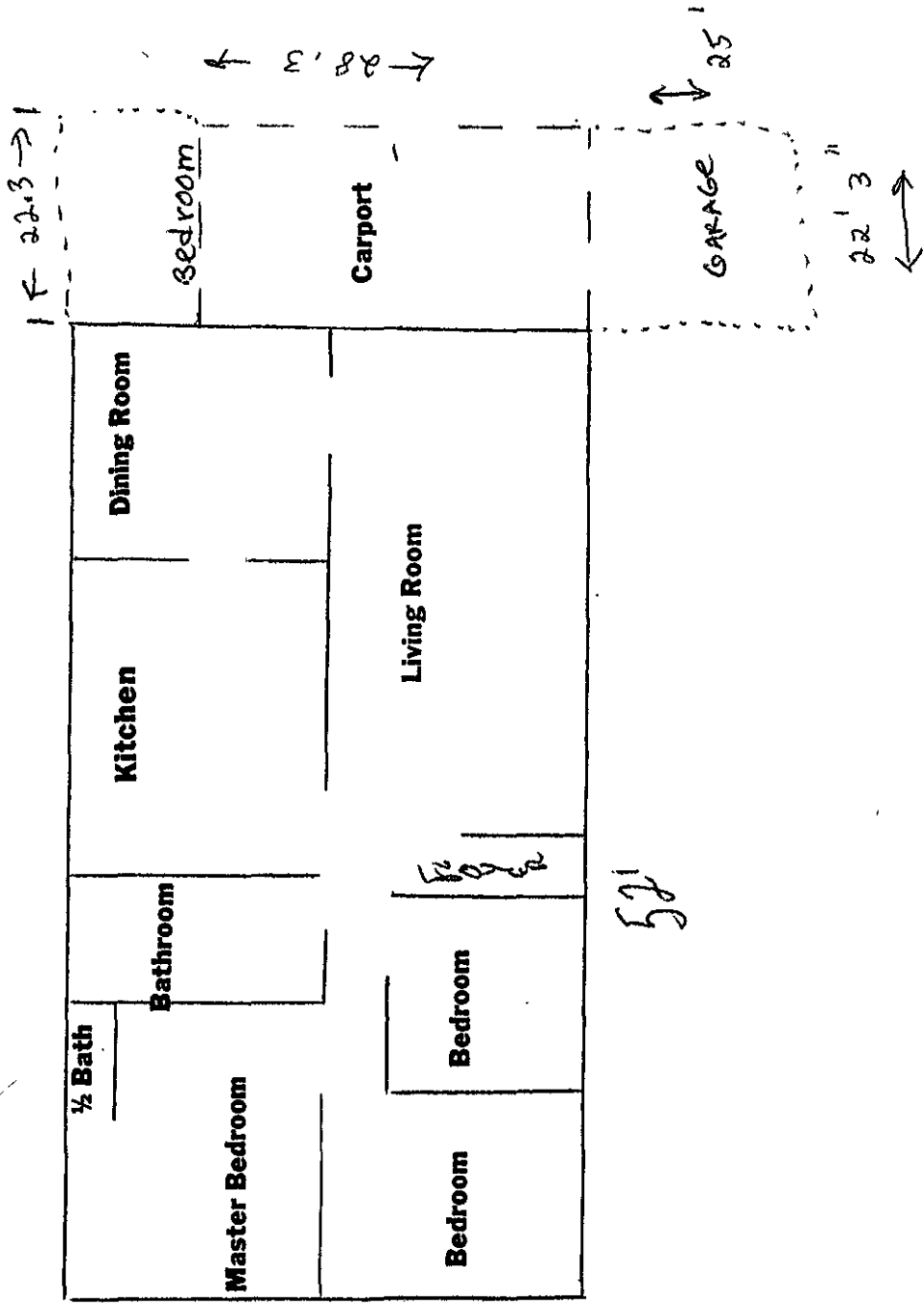
Chesapeake Bay Critical Area:

Prior Zoning Hearings:

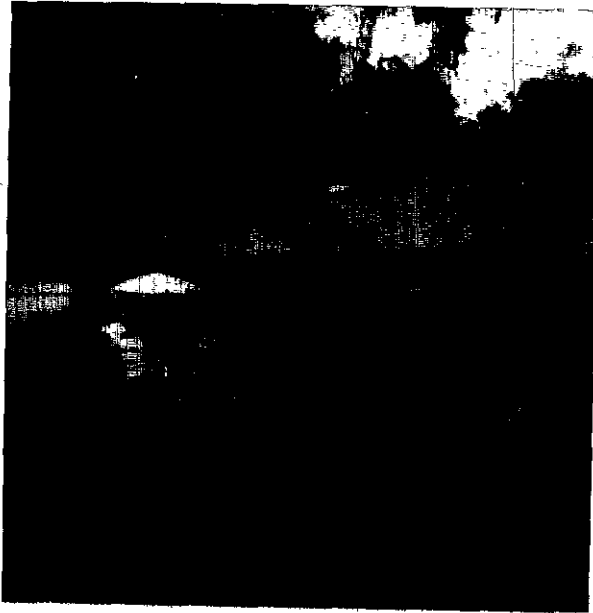
None.

97-68-A

plan

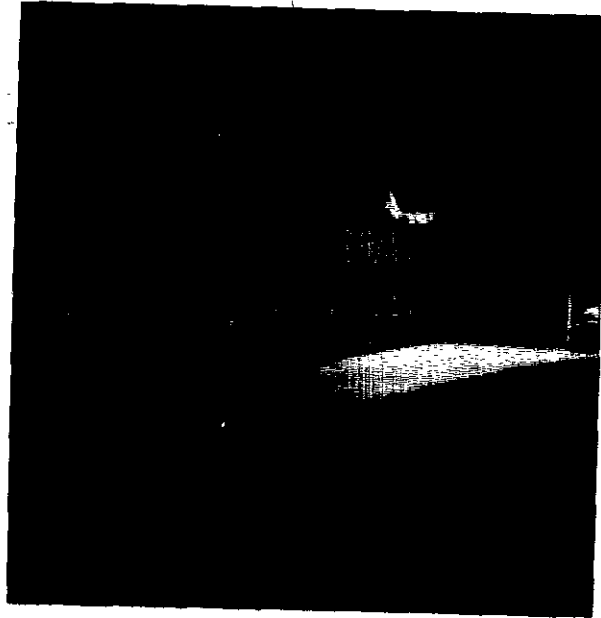


MICROFILMED



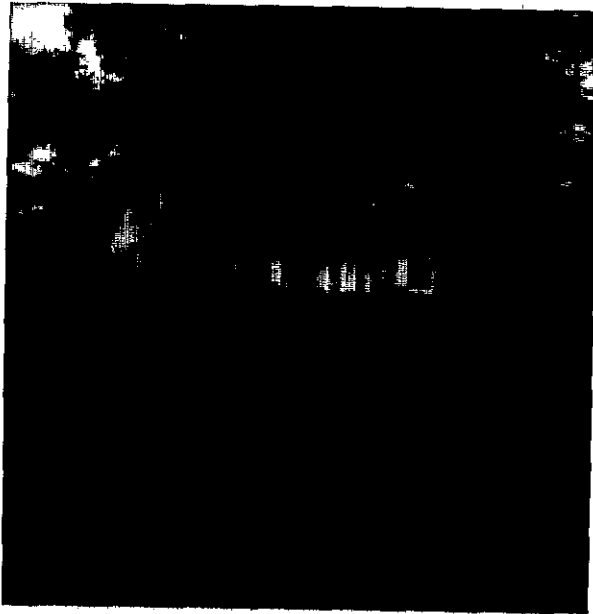
BACK OF HOUSE

74



FRONT OF HOUSE

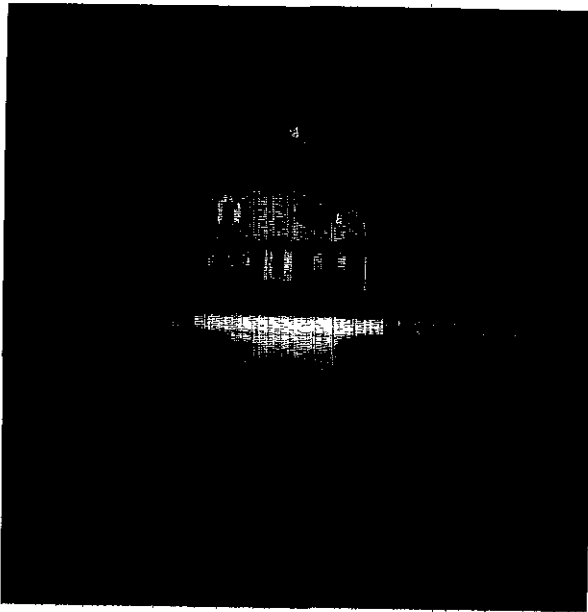
74



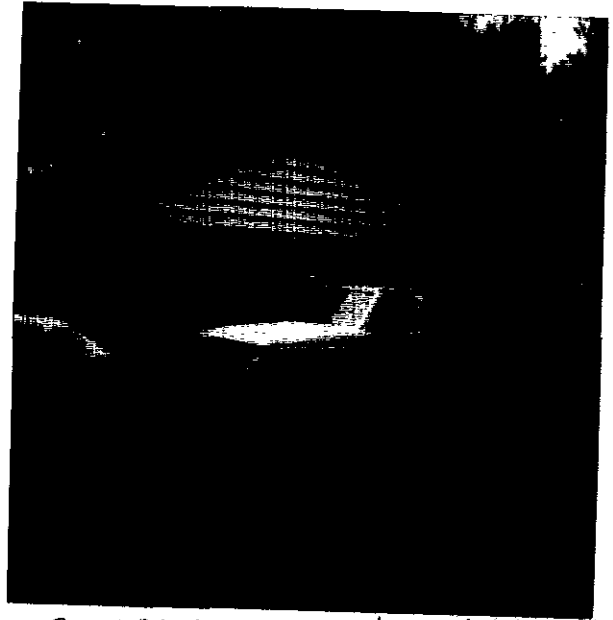
HOUSE TO THE ~~NORTH~~
SOUTH 74



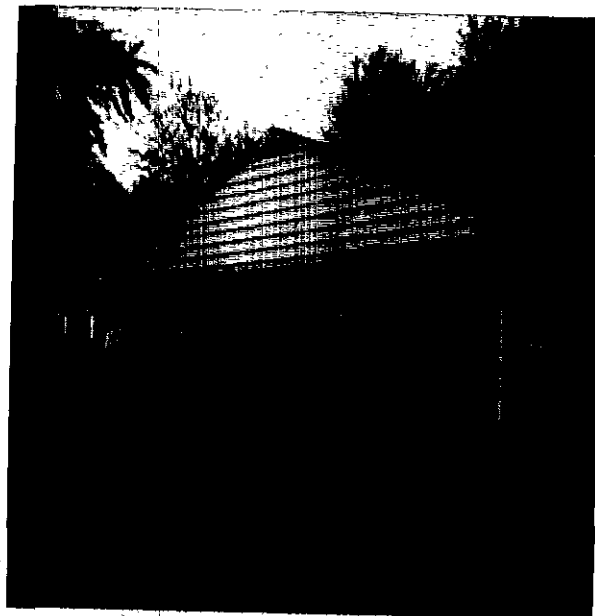
74
HOUSE TO THE SOUTH



74
HOUSE TO THE WEST



Garage to be in front of bedroom
NORTH SIDE OF HOUSE 74
change carport + pad into
bedroom



SOUTH SIDE OF 74
HOUSE

97-68-A



MICROFILMED

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

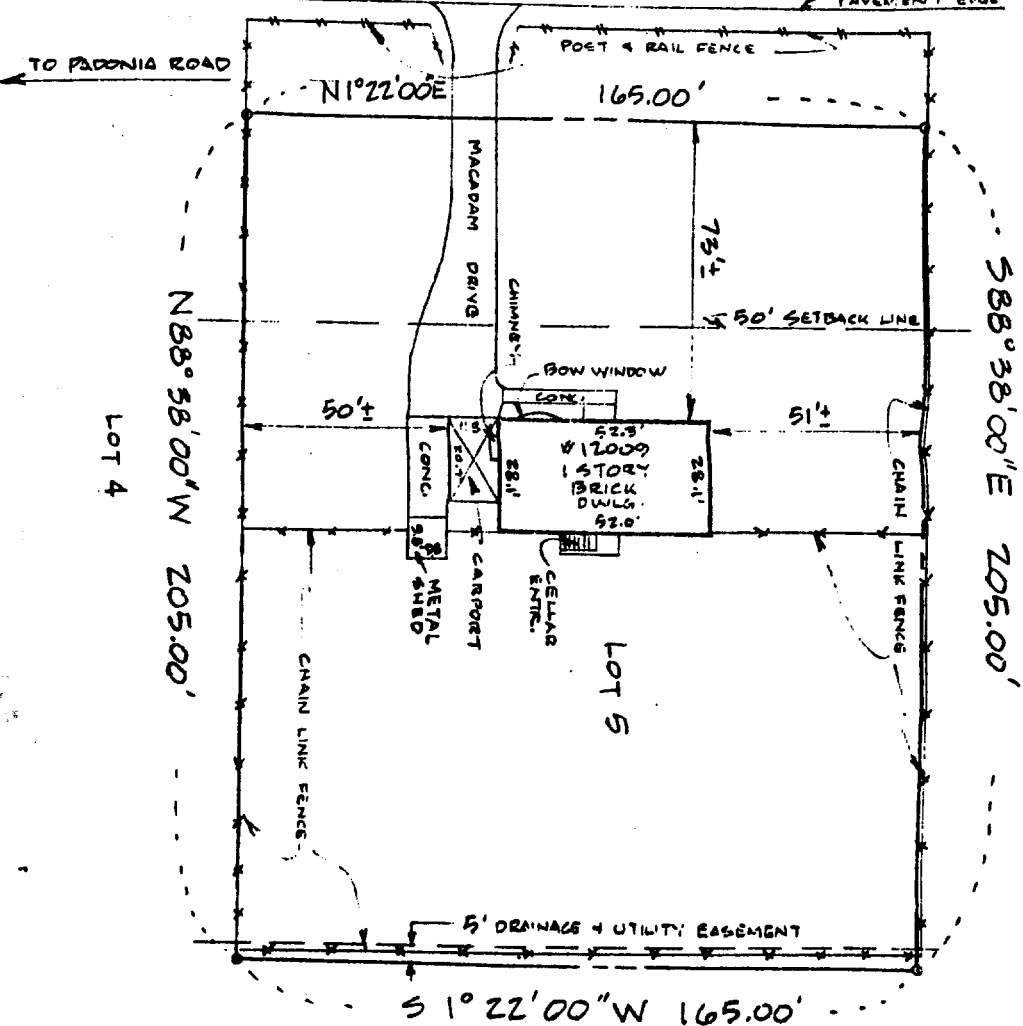
Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____

Lot 6

BOXER HILL ROAD
(16.4' PAVED)



North
date: _____
prepared by: _____

Scale of Drawing: 1"= _____

LOCATION INFORMATION

⊙
North
Vicinity Map
scale: 1"=1000'

Election District: _____

Councilman District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
acreage _____ square feet _____

SEWER: ☐ public ☐ private
WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☐ no
Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 23, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-68-A (Item 74)
12009 Boxer Hill Road
N/S Boxer Hill Road, E of Greenway Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Bruce MacCallum Gray and Carol Ann Gray

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 25, 1996. The closing date (September 9, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Bruce and Carol Gray

MICROFILMED

I solemnly, sincerely and truly declare and affirm, under penalties of perjury, that the information/facts contained in the attached application are true.

David Rubman 3/15/96
WITNESS SIGNATURE DATE SIGNED

Timothy J. Skowron
SIGNATURE OF INDIVIDUAL/OWNER/
CORPORATE OFFICER/PARTNER/ASSOCIATE DATE SIGNED

WITNESS SIGNATURE DATE SIGNED

SIGNATURE OF INDIVIDUAL/OWNER/
CORPORATE OFFICER/PARTNER/ASSOCIATE DATE SIGNED

STATE OF MARYLAND, COUNTY OF (or City of Baltimore) Baltimore, to wit:

I hereby certify that on this 15 day of March, 1996, before me, a Notary Public
(month) (year)

of the State of Maryland, in and for Baltimore County, personally appeared, and is personally known
(county or City of Baltimore for which notary is appointed.)

or satisfactorily identified to me as such, Kendrick Key Sherrick and made Kendrick Key Sherrick
(name(s) of person(s) swearing) (oath or affirmation)

in due form of law that the matters and facts set forth in the Massage Establishment License application attached are true.

As witness, my hand and Notarial seal.

SEAL David Rubman
Notary Public Signature

SEAL David B. Rubman
(Name of Notary Public, printed)

My Commission expires 7/1/97

TEES

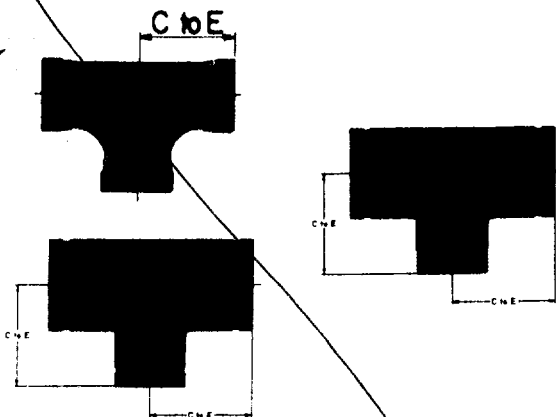
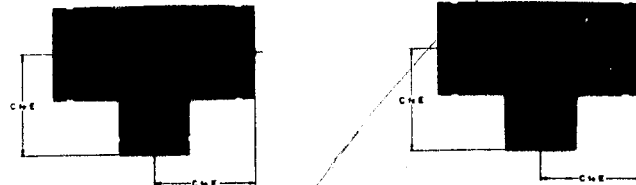


Fig. 7060 Tee			Fig. 7063 Tee with Threaded Branch		
Nominal Size Inches mm	Center To End Inches mm	Approx. Wt. Each Lbs. kg.	Center to Grooved End Inches mm	Center to Threaded End Inches mm	Approx. Wt. Each Lbs. kg.
1	2 1/4 C	1.0	2 1/4	2 1/4	0.9
25	57.2	0.5	57.2	57.2	0.4
1 1/4	2 3/4 C	1.2	2 3/4	2 3/4	1.4
32	69.9	0.5	69.9	69.9	0.6
1 1/2	2 3/4 C	2.0	2 3/4	2 3/4	1.7
40	69.9	0.9	69.9	69.9	0.8
2	3 1/4 C	2.9	3 1/4	4 1/4	2.9
50	82.6	1.3	82.6	108.0	1.3
2 1/2	3 3/4 C	4.9	3 3/4	3 3/4	4.7
65	95.3	2.2	95.3	95.3	2.1
3	4 1/4 C	7.2	4 1/4	6	8.1
80	108.0	3.3	108.0	152.4	3.7
3 1/2	4 1/2 C	9.8	4 1/2	4 1/2	8.8
▲	114.3	4.4	114.3	114.3	4.0
4	5 C	12.3	5	7 1/4	13.5
100	127.0	5.6	127.0	184.2	6.1
5	5 1/2 C	21.8	5 1/2	5 1/2	16.7
125	139.7	9.9	139.7	139.7	7.6
6	6 1/2 C	26.8	6 1/2	6 1/2	25.6
150	165.1	12.2	165.1	165.1	11.6
8	7 1/4 C	39.2	7 1/4	7 1/4	45.0
200	196.9	17.6	196.9	196.9	20.4
10	9 C	74.2	9	9	73.0
250	228.6	33.7	228.6	228.6	33.1
12	10	94.1	10	10	98.0
300	254.0	42.7	254.0	254.0	44.5
14	11	118			
350	279.4	53.6			
16	12	146			
400	304.8	66.3			
18	15	218			
▲	393.7	39.0			
20	17	275			
500	438.2	105			
24	20	379			
600	508.0	135			

▲ No equivalent metric pipe size.

C - Cast Malleable or Ductile Iron, all others are Segment-Welded Steel.

REDUCING TEES



Reducing Tee				Reducing Tee			
Nominal Size Inches mm	Fig. 7061 Std.	Fig. 7064 w/Thd. Br.	Approx. Wt. Each Lbs. kg.	Nominal Size Inches mm	Fig. 7061 Std.	Fig. 7064 w/Thd. Br.	Approx. Wt. Each Lbs. kg.
	Center To End Inches mm	Center To End Inches mm			Center To End Inches mm	Center To End Inches mm	
2x2x1	3 1/4 C	3 1/4 C	2.6	10x10x6	9 C	9	55.0
50x50x25	82.6	82.6	1.2	250x250x150	228.6	228.6	24.9
2x2x1 1/2	3 1/4 C	3 1/4 C	2.7	10x10x8	9 C	9	64.7
50x50x40	82.6	82.6	1.2	250x250x200	228.6	228.6	29.3
2 1/2x2 1/2x2	3 3/4	3 3/4	4.4	12x12x3	10	10	84.9
65x65x50	95.2	95.2	2.0	300x300x80	254.0	254.0	38.5
3x3x1	4 1/4 C	4 1/4 C	7.0	12x12x4	10	10	85.8
80x80x25	108.0	108.0	3.2	300x300x100	254.0	254.0	39.0
3x3x1 1/2	4 1/4	4 1/4	5.3	12x12x5	10	10	87.0
80x80x40	108.0	108.0	2.4	300x300x125	254.0	254.0	39.5
3x3x2	4 1/4	4 1/4	5.5	12x12x6	10	10	88.3
80x80x50	108.0	108.0	2.5	300x300x150	254.0	254.0	40.1
3x3x2 1/2	4 1/4	4 1/4	5.8	12x12x8	10	10	91.2
80x80x65	108.0	108.0	2.6	300x300x200	254.0	254.0	41.4
4x4x1	5	5	7.0	12x12x10	10	10	94.8
100x100x25	95.2	95.2	3.2	300x300x250	254.0	254.0	43.0
4x4x2	5 C	5	10.2	14x14x8	11	11	109.6
100x100x50	127.0	127.0	4.6	350x350x200	279.4	279.4	49.8
4x4x2 1/2	5 C	5	11.2	14x14x10	11	11	113.5
100x100x65	127.0	127.0	5.1	350x350x250	279.4	279.4	51.5
4x4x3	5 C	5	11.4	14x14x12	11	11	116.5
100x100x80	127.0	127.0	5.2	350x350x300	279.4	279.4	52.9
5x5x2	5 1/2	5 1/2	14.5	16x16x8	12	12	135
125x125x50	139.7	139.7	6.6	400x400x200	304.8	304.8	61.3
5x5x3	5 1/2	5 1/2	16.1	16x16x10	12	12	139
125x125x80	139.7	139.7	7.3	400x400x250	304.8	304.8	63.1
5x5x4	5 1/2 C	5 1/2 C	17.9	16x16x12	12	12	142
125x125x100	139.7	139.7	8.1	400x400x300	304.8	304.8	64.5
6x6x2	6 C	6	26.4	18x18x10	15	15	204
150x150x50	165.1	165.1	12.0	▲	393.7	393.7	92.6
6x6x2 1/2	6 1/2 C	6 1/2	26.5	18x18x12	15	15	209
150x150x65	165.1	165.1	12.0	▲	393.7	393.7	94.9
6x6x3	6 1/2 C	6 1/2	26.5	18x18x14	15	15	211
150x150x80	165.1	165.1	12.0	▲	393.7	---	95.8
6x6x4	6 C	6	26.5	18x18x16	15	15	216
150x150x100	165.1	165.1	12.0	▲	393.7	---	95
6x6x5	6 C	6	28.0	20x20x14	17	17	258
150x150x125	165.1	165.1	12	500x500x350	438.2	---	---
8x8x2	7 1/4	7 1/4	37.5	20x20x16	17	17	263
200x200x50	196.8	196.8	17.0	500x500x400	438.2	---	120
8x8x3	7 1/4	7 1/4	38.7	20x20x18	17	17	278
200x200x80	196.8	196.8	17.6	▲	438.2	---	126
8x8x4	7 1/4 C	7 1/4	50.0	24x24x8	20	20	334
200x200x100	196.8	196.8	22.7	500x500x200	508.0	508.0	152
8x8x5	7 1/4	7 1/4	41.0	24x24x10	20	20	342
200x200x125	196.8	196.8	18.6	500x500x250	508.0	508.0	155
8x8x6	7 1/4 C	7 1/4	54.0	24x24x12	20	20	349
200x200x150	196.8	196.8	24.5	500x500x300	508.0	508.0	158
10x10x2	9	9	61.8	24x24x14	20	20	351
250x250x50	228.6	228.6	25.0	500x500x350	508.0	---	164
10x10x3	9	9	63.0	24x24x16	20	20	357
250x250x75	228.6	228.6	25.0	500x500x400	508.0	---	167
10x10x4	9	9	64.0	24x24x18	20	20	362
250x250x100	228.6	228.6	25.0	▲	508.0	---	164
10x10x5	9	9	65.1	24x24x20	20	20	367
250x250x125	228.6	228.6	25	500x500x500	508.0	---	167

▲ No equivalent metric pipe size.

C - Cast Malleable or Ductile Iron, all others are Segment-Welded Steel.

97-68-A



MICROFILMED
MICROFILMED

SHEET
N W
15-D
LOCATION
NORTHWEST OF
BALTIMORE
COUNTRY CLUB
SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG W.V. 25401

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Boxer Hill Road, E of
Greenway Road
(12009 Boxer Hill Road)
8th Election District
3rd Councilmanic District

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

Bruce M. Gray, et ux
Petitioners

* Case No. 97-68-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 12009 Boxer Hill Road, located in the vicinity of Padonia Road in Cockeysville. The Petition was filed by the owners of the property, Bruce M. and Carol A. Gray. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 40 feet in lieu of the required 50 feet, and a front setback of 48 feet in lieu of the required 50 feet for a proposed carport conversion to create a bedroom and bathroom addition to the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. There being no requests for public hearing, a decision shall be rendered based upon the documentation submitted. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient

cient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of September, 1996 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 40 feet in lieu of the required 50 feet, and a front setback of 48 feet in lieu of the required 50 feet for a proposed carport conversion to create a bedroom and bathroom addition to the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

September 11, 1996

(410) 887-4386

Mr. & Mrs. Bruce M. Gray
12009 Boxer Hill Road
Cockeysville, Maryland 21030

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Boxer Hill Road, E of Greenway Road
(12009 Boxer Hill Road)
8th Election District - 3rd Councilmanic District
Bruce M. Gray, et ux - Petitioners
Case No. 97-68-A

Dear Mr. & Mrs. Gray:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at: 12009 Boxer Hill Rd

Cockeysville MD 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: request was a practical difficulty

We wish to add a bedroom & bathroom for our disabled mother

no other practical way to add on bedroom

a bathroom to our mother on back because

of the layout of the house

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Bruce MacCallum Gray
Carol Ann Gray
Signature of Affiant(s)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 12th day of August, 1996, before me, a Notary Public of the State of Maryland, and in the County aforesaid, personally appeared

Bruce MacCallum Gray and Carol Ann Gray

the Affiant(s) herein, personally known to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

August 12, 1996
Notary Public

My Commission Expires Sept 1, 1998

ZONING DESCRIPTION FOR 12009 BOXER HILL ROAD. 97-68-A

Beginning at a point north side of Boxer Hill Road which is 16.4 wide at the distance of:

N 1 degree 22' 00" E 165.00
S 1 degree 22' 00" E 165.00
S 88 degrees 38' 00" W 205.00
N 88 degrees 38' 00" W 205.00

of the nearest centerline of the nearest improved intersecting street Greenway Road which is 8.7 feet wide. Being Lot # 5, Block C, Section #2 in the subdivision of Boxer Hill Park as recorded in Baltimore County Plat Book GLB # 20/24, Folio #20, containing .776 acres. Also known as 12009 Boxer Hill Road and located in the 08th Election District, 3rd Councilmanic District.

ADMINISTRATIVE VARIANCES
CLOSING DATE: SEPTEMBER 9, 1996

CASE NUMBER: 97-68-A (Item 74)
12009 Boxer Hill Road
N/S Boxer Hill Road, e of Greenway Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Bruce MacCallum Gray and Carol Ann Gray

Administrative Variance to allow a side yard setback of 40 feet in lieu of the required 50 feet and 48 feet front setback in lieu of the required 50 feet.

Post by: 8/25

74

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: _____ Date of Posting: 8/24/96

Posted for: _____

Petitioner: _____

Location of property: _____

Location of Sign: _____

Remarks: 1/2

Posted by: 1 Signature: _____ Date of return: _____

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. Sept 6, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept 5, 1996

THE JEFFERSONIAN,
A. Henrichson
LEGAL AD. - TOWSON

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12009 Boxer Hill Rd
97-68-A which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3 to allow a side yard setback of 40 feet in lieu of the required 50 feet and front setback of 48 feet in lieu of the required 50 feet for a proposed carport conversion to create a bedroom and bathroom addition to the existing dwelling, in accordance with the attached Order. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase/Lessee
Type or Print Name: Bruce MacCallum Gray
Signature: Bruce MacCallum Gray
Address: Carol Ann Gray
City: Cockeysville State: MD Zip Code: 21030

Attorney for Petitioner
Type or Print Name: _____
Signature: _____
Address: _____
City: _____ State: _____ Zip Code: _____

Public Hearing: _____
Type or Print Name: _____
Signature: _____
Address: _____
City: _____ State: _____ Zip Code: _____

ORDER RECEIVED FOR FILING
Date: 8/24/96

REVIEWED BY: 5/17 DATE: 8/13/96
ESTIMATED POSTING DATE: 8/25/96



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 74 Petitioner: CAROL GRAY

Location: 12009 Boxer Hill

PLEASE FORWARD ADVERTISING BILL TO:

NAME: CAROL GRAY

ADDRESS: 12009 Boxer Hill Rd

Cockeysville MD 21030

PHONE NUMBER: 410 253 5753

74.

entire neighborhood. Furthermore, I am quite concerned in regard to the size of this so-called "accessory structure". Mr. Stegner proposes a 24 by 32 square foot building which, with a variance for height would have over 2200 square feet of floor space. A structure this size is more than an accessory building and is certainly out of keeping with the homes and lots in the area. Indeed, the only garage on our street is attached to the house.

In summary, the building Mr. Stegner currently proposes, in violation of current zoning restrictions would be damaging to, not only my property value, but to the neighborhood in general. It creates the equivalent of two, separate family dwellings on one lot.

Furthermore, at an informal meeting with Mr. Stegner, his neighbors suggested alternatives which Mr. Stegner rejected. Certainly, if he wishes to build a structure creating this much square footage, the only appropriate site is adjacent and contiguous to his main dwelling, adhering to all regulations and setbacks from property lines

Sincerely,

W. Hugh Baugher, M.D.

7/29/96



77-69-A
Looking East:
Downhill from
the rear of the
proposed garage &
storage building



Looking South:
from where the rear
of the proposed
garage would be
located.

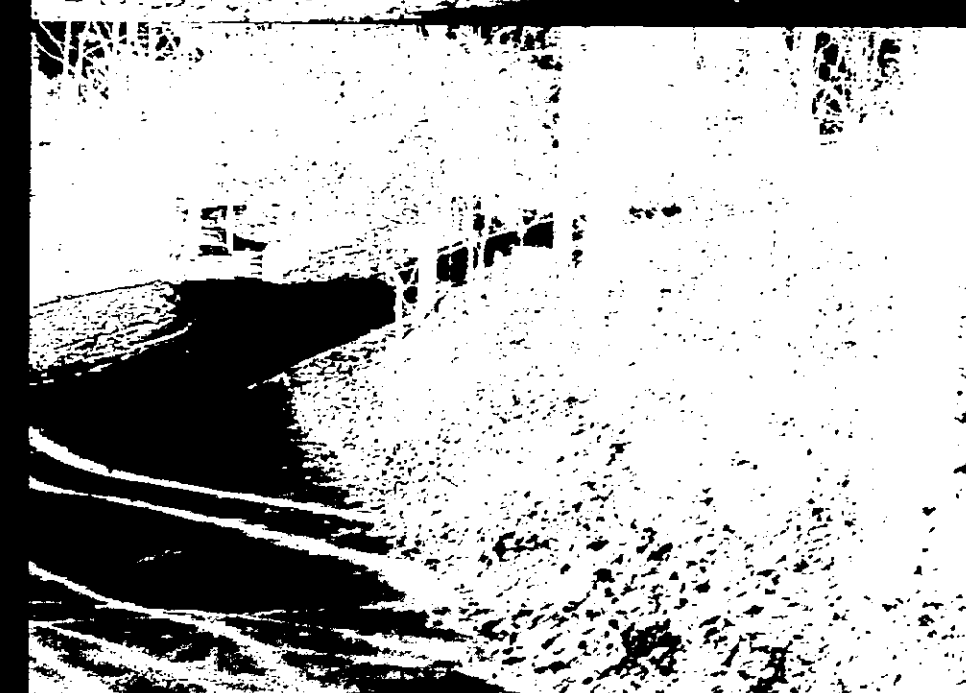


1817 Circle Rd.
(Adjacent to 1816
showing four
floors above grade
on the east side
(1) foundation
basement (2) Porch
First Floor living
room, etc. (3)
Bed room level,
etc. (4) Bed room
level. Overall
height approx.
35 to 40 feet
above grade

77-69-A



77-69-A
Looking West:
Uphill from the
front of the pro-
posed garage:
where it would
meet the driveway



Looking South:
From where the
front of the pro-
posed garage would
meet the drive-
way



Looking North:
Existing existing
residence at 1816
Circle Road show-
ing the proposed
garage side to the
left of the drive-
way.

2B



1824 Circle Road (Across from 1816) showing four
floors above grade on east side of house. (1) foundation
basement (2) First floor living room, etc. (3) Bed room
level, etc. (4) Bed room level. Overall height approx.
35 to 40 feet above grade on the east side of the
house.



Typical hillside residence in the 1800
1816 Circle Road showing four levels, overall height
approx. 35 to 40 feet above grade.

2C

Petitioner's
Exhibit
I-N
photos
77-69-A



97-69-A

NW 9-B

#78



O-NE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
BCE Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
[Signature]
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY SCHAFF-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

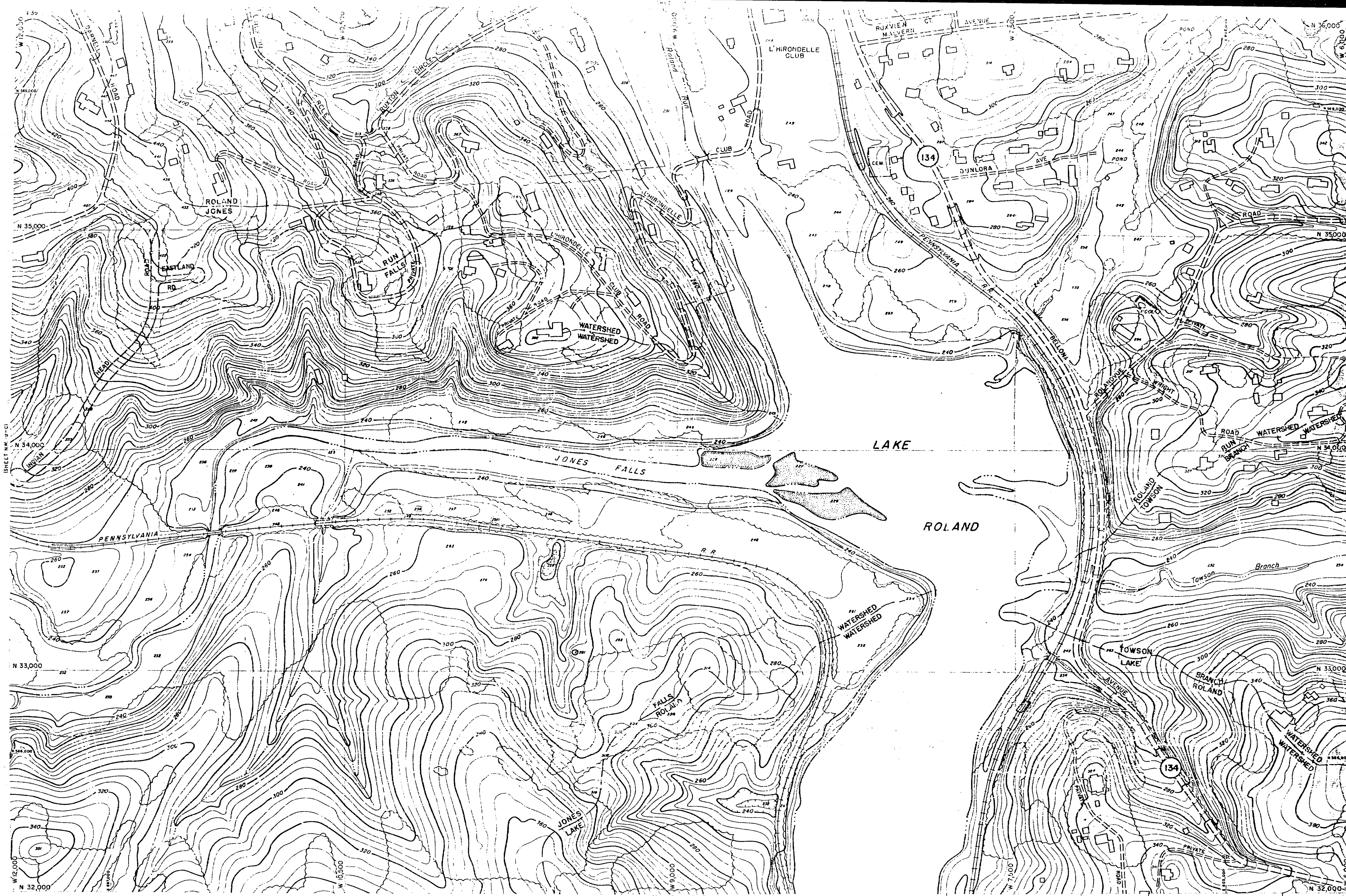
1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
BCE Nos. 152-92, 153-92, 154-92, 155-92, 156-92, 157-92, 158-92, 159-92, 160-92
[Signature]
Chairman, County Council

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
LAKE ROLAND
RUXTON

SHEET
NW
9-B

#78
97-69-A



0-NE

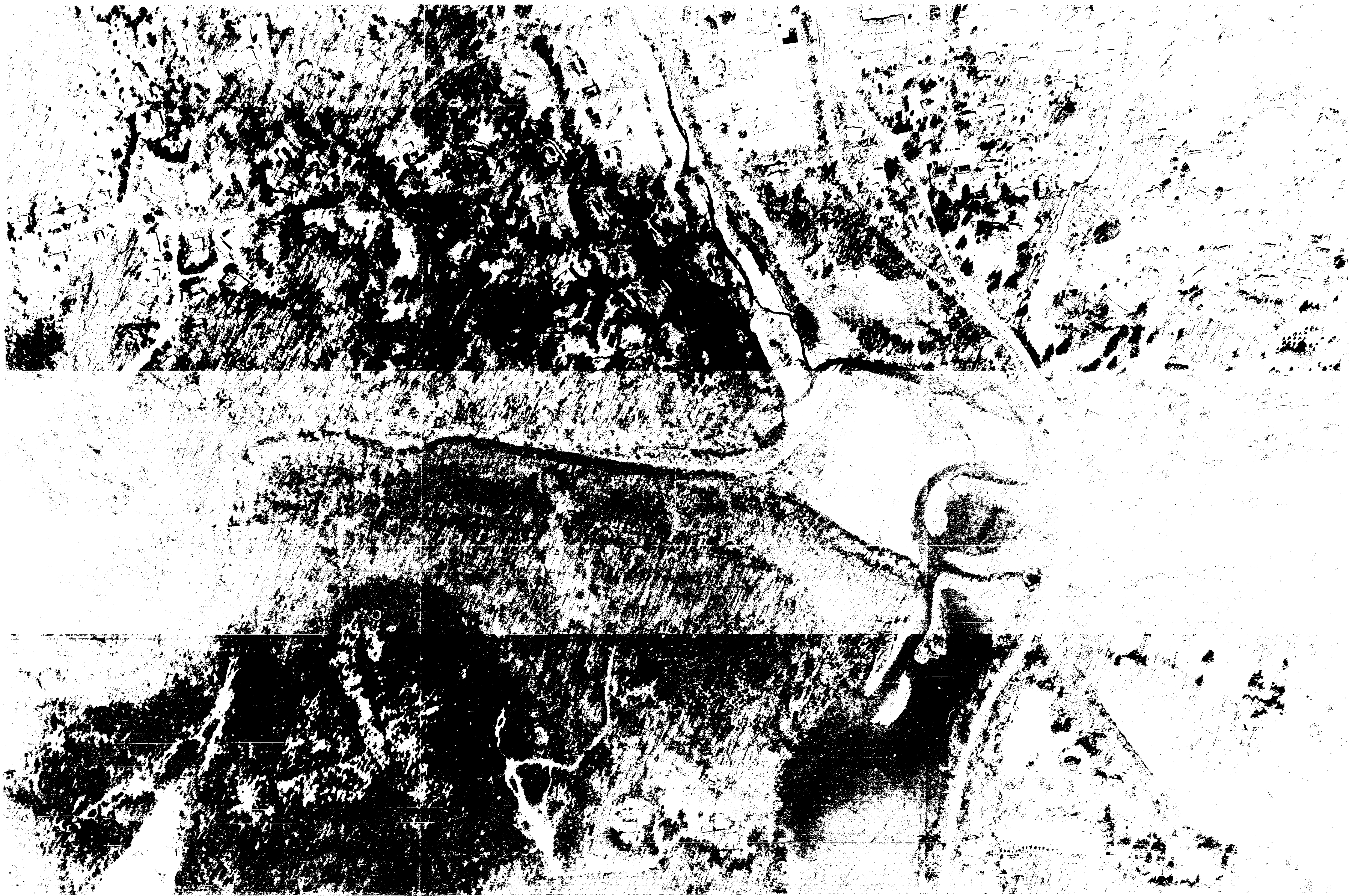
PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
	1/1/53	1" = 200'	LAKE ROLAND RUXTON	N.W. 9-B
DATE OF PHOTOGRAPHY		APRIL 1953		

Topography Compiled by Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA

MICROFILM

97-69-A
#78



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	LAKE ROLAND	NW
DATE OF PHOTOGRAPHY	RUXTON	9-B
JANUARY 1986		



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 23, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-69-A (Item 74)
12009 Boxer Hill Road
N/S Boxer Hill Road, E of Greenway Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Bruce MacCallum Gray and Carol Ann Gray

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 26, 1996. The closing date (September 9, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

cc: Bruce and Carol Gray

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 5, 1996

Mr. and Mrs. Bruce Gray
12009 Boxer Hill Road
Cockeysville, MD 21030

RE: Item No.: 74
Case No.: 97-68-B
Petitioner: Bruce Gray, et ux

Dear Mr. and Mrs. Gray:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 13, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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on Recycled Paper

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/27/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 26, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 59, 70, 72, 73, 74, 75, 76, 77, 78, 79 AND 80.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 30, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 3, 1996
Item Nos. 059, 061, 070, 073,
074, 075, 077, 078, 079, & 080

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE24

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: August 29, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 57, 59, 73, 74, 77, 79, and 80

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey Long*

Division Chief: *Carol L. Burns*

PK/JL

ITEM57A/PZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 074 (JRA)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2288 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

September 5, 1996

FROM: Robert A. Wirth
DEPRM

SUBJECT: Zoning Item #74 - MacCallum Property
12009 Boxer Hill Road
Zoning Advisory Committee Meeting of August 26, 1996

Groundwater Management

Addition must be located 20 feet from the septic area and 30 feet from the well.

RAW:GP:sp

MACCULL/DEPRM/TXTS8P

PETITION PROBLEMS

#73 --- RT

1. No zoning indicated on petition form.

#74 --- JRA

1. No description on folder.
2. No address for legal owner.
3. No telephone number for legal owner.

#75 --- JRE

1. No zoning indicated on folder.
2. No election district indicated on folder.
3. No councilmanic district indicated on folder.
4. No acreage indicated on folder.
5. No signature of legal owner on petition form.
6. Need title of person signing for contract purchaser.

#79 --- JRA

1. Notary section is incomplete.

#80 --- JCM

1. No councilmanic district on folder.

August 21, 1996

97-68-A
plan

The floor plan shows a rectangular building with a garage (22' x 3') and a carport (28' x 3') attached to the right side. The main house has a front porch (52' x 35') leading into a living room. To the left of the living room are two bedrooms and a bathroom. Behind the living room is a dining room, kitchen, and another bathroom. The master bedroom is located at the back left, with a 1/2 bath adjacent to it. Dimensions are provided for the overall footprint and the attached structures.

28' 3" (width of main house)

52' (depth of main house)

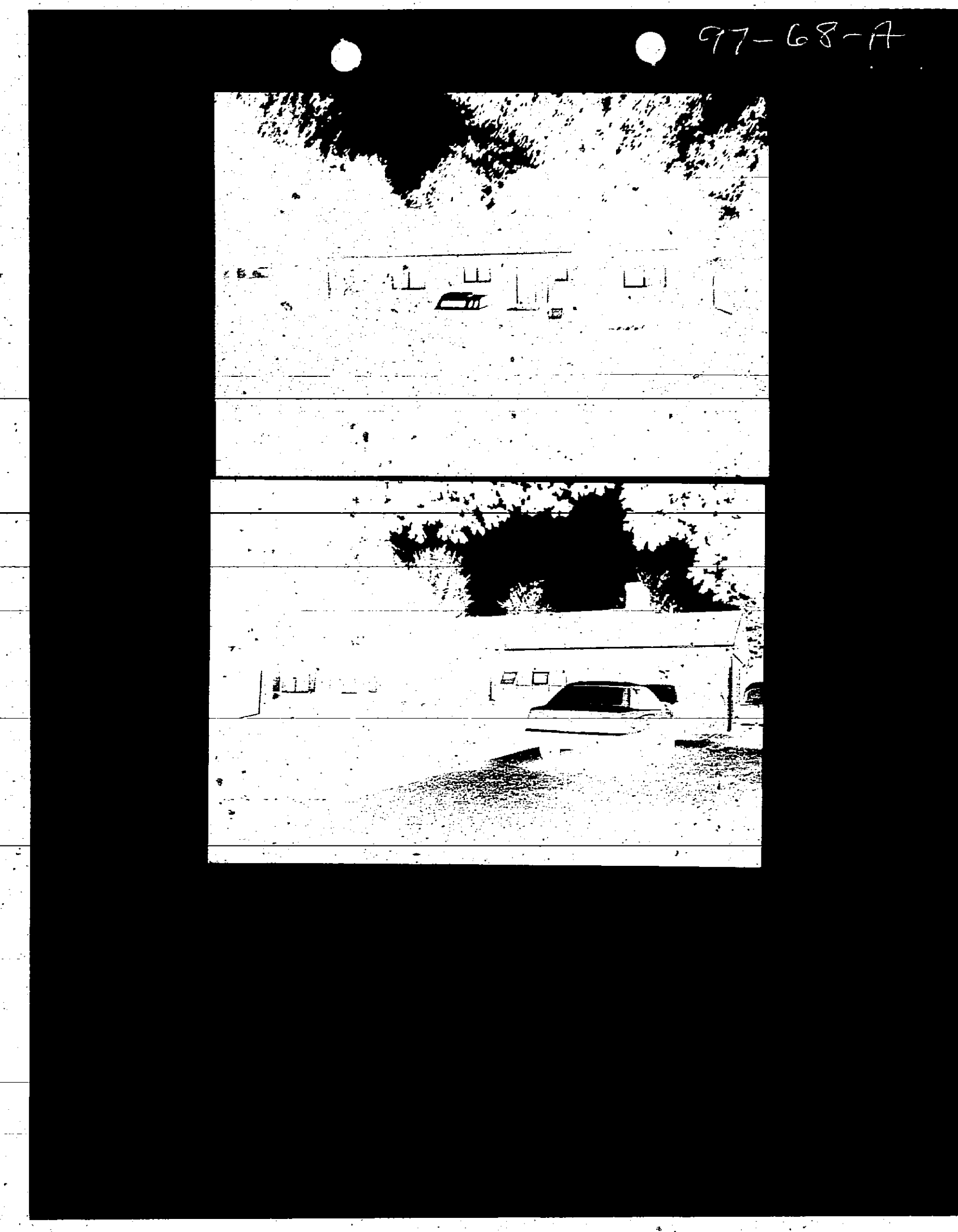
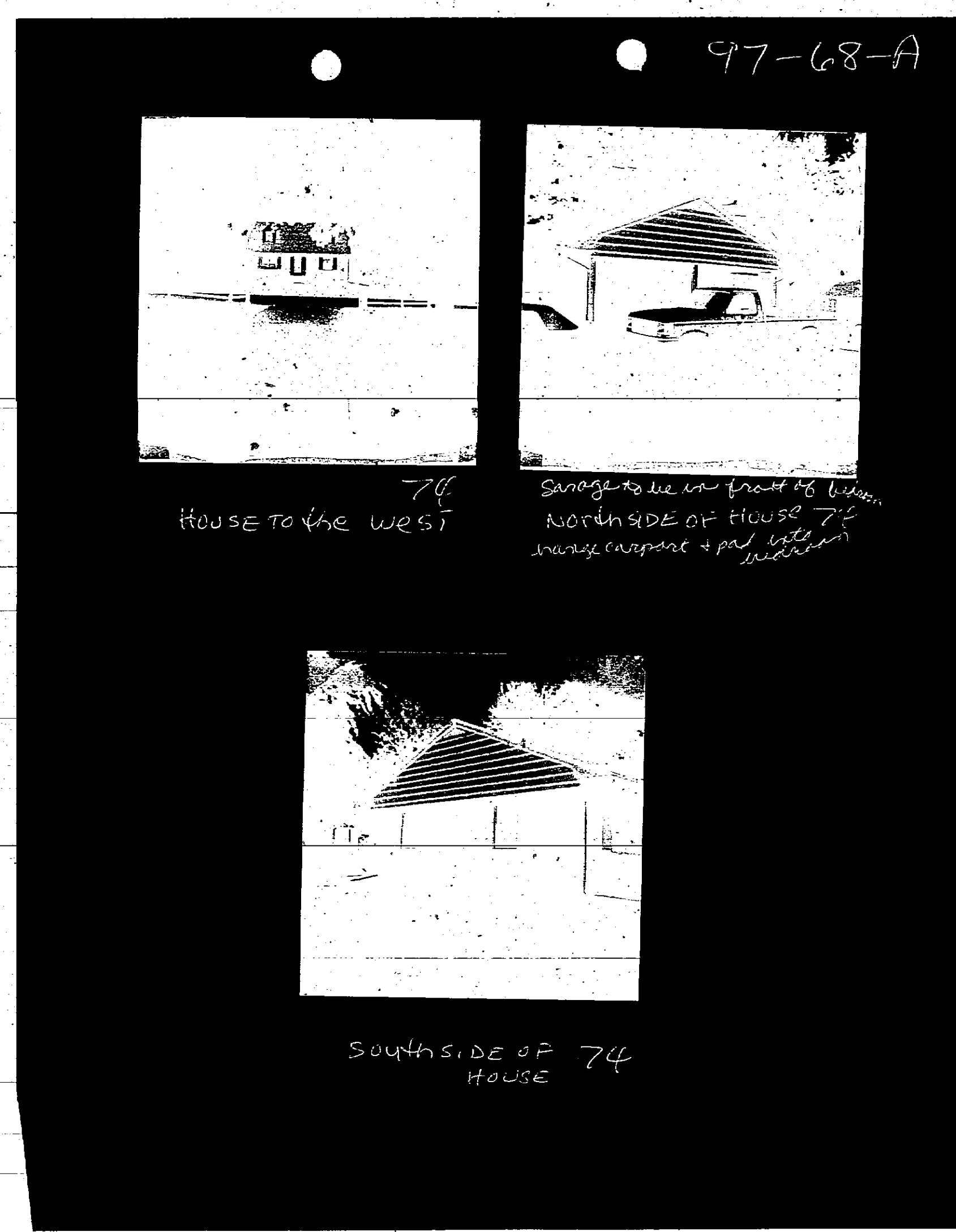
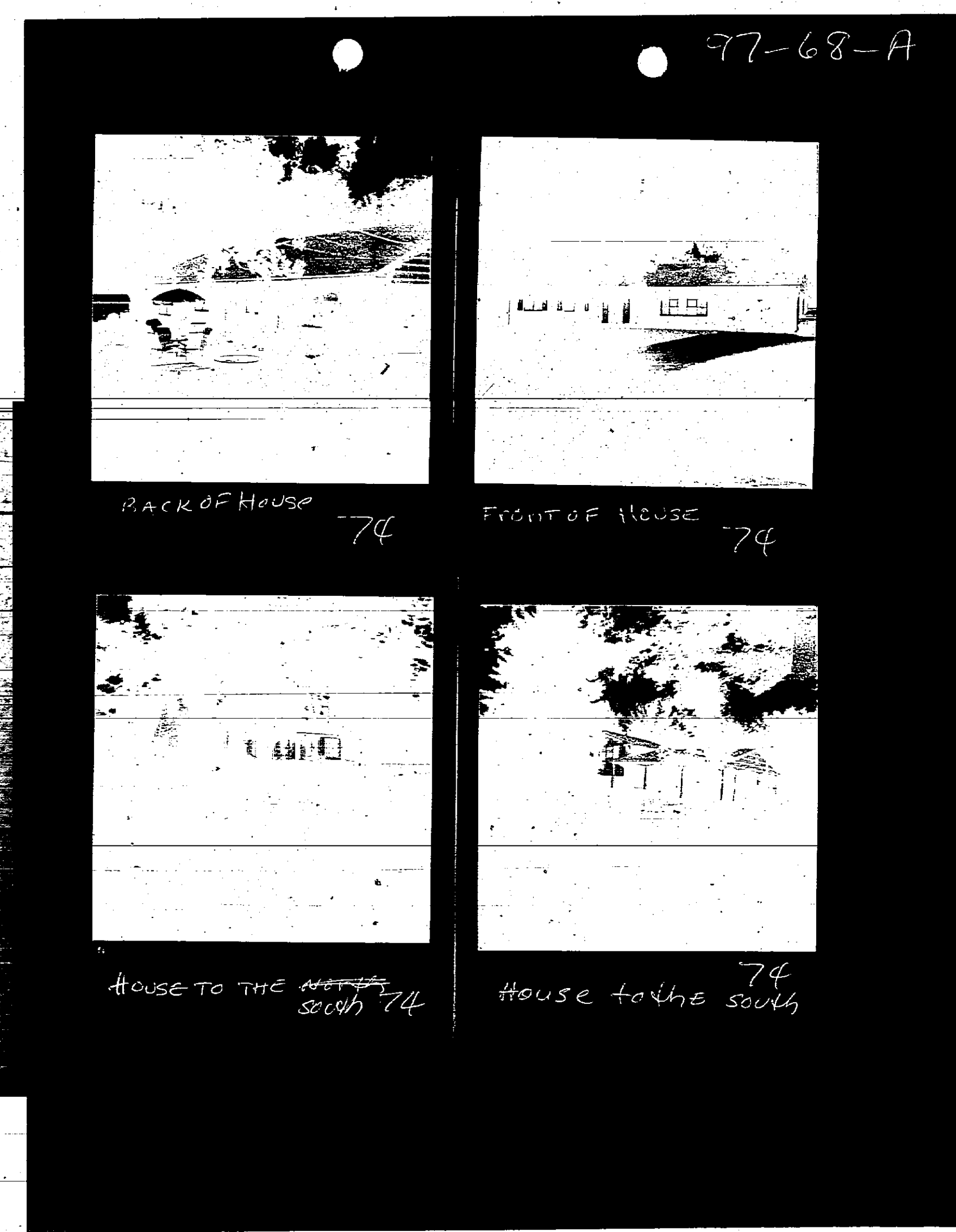
35' (depth of porch)

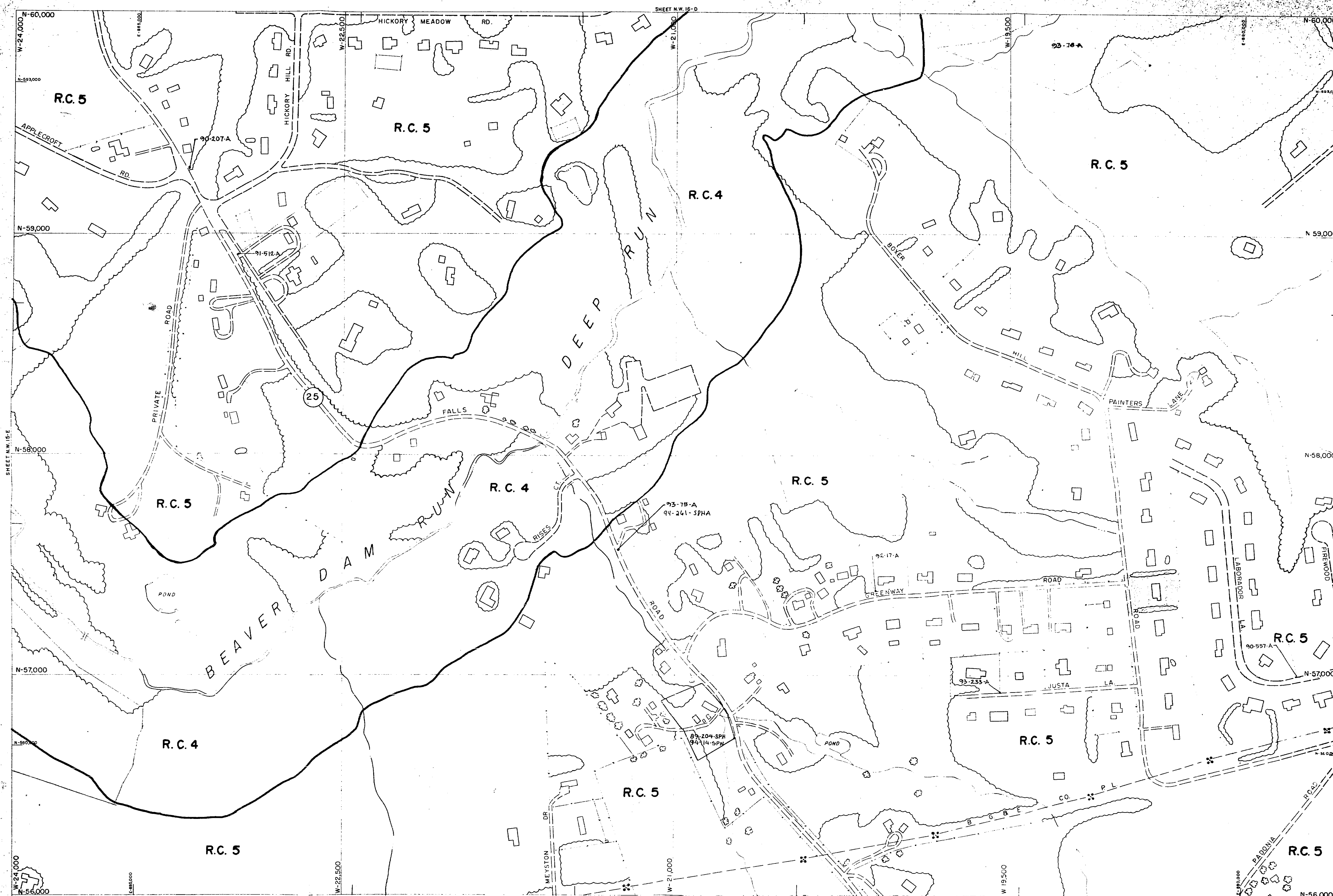
22' 3" (width of garage)

28' 3" (width of carport)

Rooms and areas labeled:

- Master Bedroom
- 1/2 Bath
- Bathroom
- Kitchen
- Dining Room
- Bedroom
- Bedroom
- Living Room
- Carport
- GARAGE





S-NW
V-SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William Howard IV
Chairman, County Council

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
NORTHWEST OF
BALTIMORE
COUNTRY CLUB

SHEET
N.W.
15-D

97-68-A⁷⁴

97-68-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG W.V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
NORTHWEST OF
BALTIMORE
COUNTRY CLUB

SHEET
N.W.
15-D

UNRECORDED

74

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
W/S Circle Road, 1600' W of the * DEPUTY ZONING COMMISSIONER
c/l of Lake Roland Drive (1816 Circle Road)
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District * Case No. 97-69-A
Douglass H. Stegner, et ux
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administration Variance for that property known as 1816 Circle Road, located in the vicinity of Ruxton Road in Towson. The Petition was filed by the owners of the property Douglass M. and Martha H. Stegner through the administrative variance process. However, at the request of an adjoining property owner, William H. Baugher, the matter was scheduled for a public hearing to determine the appropriateness of the requested relief. Specifically, the Petitioners have requested a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 22 feet in lieu of the maximum permitted 15 feet for a proposed 24' x 32' garage and to permit the subject structure to be located in the front yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Douglass and Martha Stegner, legal owners of the property. Appearing in opposition to the request were Charles D. Flagle, Carl B. Schleifer, and Clinton Kelly, adjoining property owners.

Testimony and evidence offered revealed that the subject property consists of .693 acres, more or less, zoned D.R. 1 and is improved with a single family dwelling. The Petitioners are desirous of constructing a 24' x 32' garage, in accordance with Petitioner's Exhibit 1. Due to the location of existing improvements on the property, and the topography of the land, the relief requested is necessary in order to proceed with the proposed improvements. Testimony indicated that the existing dwelling does not have a basement and offers only minimal storage space. Furthermore, the attic does not have sufficient head room to allow convenient access for storage. Mr. Stegner testified that the size of the proposed garage is necessary to provide sufficient storage space for his automobiles and personal property. In addition, Mr. Stegner wishes to set aside an area above the garage for use as a hobby room for himself. Mr. Stegner further testified that the footprint for the proposed garage is the minimum required for a two-car garage and that the height of the proposed garage is necessary to accommodate a barn, or gabled roof, which is in keeping with the character of other buildings in the community.

As noted above, several adjoining property owners appeared in opposition to the Petitioners' request. All of those individuals agreed that the structure the Petitioners propose to construct is simply too large for the subject property. They believe the three-story, 2200 sq.ft. structure proposed is equal in size to a house. They also believe that the proposed garage is out of character with the surrounding community and are concerned that it will be converted to provide living quarters above the garage. Furthermore, these individuals spoke on behalf of Mr. Baugher who requested the public hearing but was unable to attend. They testified

- 2 -

that the proposed building would be too close to Mr. Baugher's property and could adversely affect the value of the Baugher property.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to deny the variance. The structure which the Petitioners propose to construct is simply too large for the subject site and would be out of character with the surrounding community. The Petitioners have failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variance requested must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of October, 1996, that the Petition for

- 3 -

Variance seeking relief from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 22 feet in lieu of the maximum permitted 15 feet for a proposed 24' x 32' garage and to permit the subject structure to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioners shall have thirty (30) days from the date of this Order to file an appeal of this decision.

Timothy M. Kotrocco
TIMOTHY M. KOTROCCO
Deputy Zoning Commissioner
for Baltimore County

TMR:bjs

ORDER RECEIVED FOR FILING

ORDER RECEIVED FOR FILING

ORDER RECEIVED FOR FILING

- 4 -



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

October 25, 1996

Mr. & Mrs. Douglass M. Stegner
1816 Circle Road
Ruxton, Maryland 21204-6415

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Circle Road, 1600' W of the c/l of Lake Roland Drive
(1816 Circle Road)
9th Election District - 4th Councilmanic District
Douglass M. Stegner, et ux - Petitioners
Case No. 97-69-A

Dear Mr. & Mrs. Stegner:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotrocco
TIMOTHY M. KOTROCCO
Deputy Zoning Commissioner
for Baltimore County

TMR:bjs

cc: Mr. Charles D. Flagle, 1822 Circle Road, Towson, Md. 21204
Mr. Carl B. Schleifer, 1818 Circle Road, Towson, Md. 21204
Mr. Clinton Kelly, 1818-A Circle Road, Towson, Md. 21204
Mr. William H. Baugher, 1817 Circle Road, Towson, Md. 21204
People's Counsel; Case File



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 1816 Circle Road, Ruxton, MD, 21204-6415
which is presently zoned DR 1

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached, hereby petition for a variance from Sections 400.1, 400.2, 400.3, 400.4, 400.5, 400.6, 400.7, 400.8, 400.9, 400.10, 400.11, 400.12, 400.13, 400.14, 400.15, 400.16, 400.17, 400.18, 400.19, 400.20, 400.21, 400.22, 400.23, 400.24, 400.25, 400.26, 400.27, 400.28, 400.29, 400.30, 400.31, 400.32, 400.33, 400.34, 400.35, 400.36, 400.37, 400.38, 400.39, 400.40, 400.41, 400.42, 400.43, 400.44, 400.45, 400.46, 400.47, 400.48, 400.49, 400.50, 400.51, 400.52, 400.53, 400.54, 400.55, 400.56, 400.57, 400.58, 400.59, 400.60, 400.61, 400.62, 400.63, 400.64, 400.65, 400.66, 400.67, 400.68, 400.69, 400.70, 400.71, 400.72, 400.73, 400.74, 400.75, 400.76, 400.77, 400.78, 400.79, 400.80, 400.81, 400.82, 400.83, 400.84, 400.85, 400.86, 400.87, 400.88, 400.89, 400.90, 400.91, 400.92, 400.93, 400.94, 400.95, 400.96, 400.97, 400.98, 400.99, 400.100, 400.101, 400.102, 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2686
Former Closing Date: 9/9/96
CASE NUMBER: 97-69-A (Item 78)
1816 Circle Road
W/S Circle Road, 1600' W of c/l Lake Roland Drive
9th Election District - 4th Councilmanic
Legal Owner(s): Douglas M. Stegner and Martha H. Stegner
Variance to permit an accessory structure with a height of 22 feet in lieu of the permitted 15 feet to be located in the front yard.
HEARING: TUESDAY, OCTOBER 1, 1996 at 9:00 a.m. in Room 118, Old Courthouse.
Post by: 9/16/96

Post by 8/25
CASE NUMBER: 97-69-A (Item 78)
1816 Circle Road
W/S Circle Road, 1600' W of c/l Lake Roland Drive
9th Election District - 4th Councilmanic
Legal Owner(s): Douglas M. Stegner and Martha H. Stegner
Administrative Variance to permit an accessory structure with a height of 22 feet in lieu of the permitted 15 feet to be located in the front yard.

97-69-A
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 9-13-96
Posted for: STEGNER
Petitioner: STEGNER
Location of property: 1816 CIRCLE RD
Location of Sign: Front Yard
Remarks:
Posted by:
Date of return:
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 024840
DATE: 8-28-96 ACCOUNT: 1001-6150
AMOUNT \$ 40.00
RECEIVED FROM: W. BAUGHEN
FOR: Request for Hearing 97-69-A
DISCOUNT: 0.00
VALIDATION OR SIGNATURE OF CASHIER:
DATE: 8-28-96 TIME: 10:00 AM

REQUEST FOR HEARING
TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 97-69-A
Petitioner(s): DOUGLASS M. STEGNER
Location: 1816 CIRCLE RD
Address: 1817 CIRCLE RD
Ruxton MD 21204 321-1693
City/State/Zip Code:
which is located approximately 300 feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.
Signature: W. H. B. Date: 8/28/96

Baltimore County
Department of Permits and
Development Management
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 73 Petitioner: DOUGLASS M. STEGNER
Location: 1816 CIRCLE ROAD RUXTON MD 21204
PLEASE FORWARD ADVERTISING BILL TO:
NAME: DOUGLASS M. STEGNER
ADDRESS: 1816 CIRCLE ROAD
RUXTON MD 21204-6415
PHONE NUMBER: 321-5327

TO: PUTNEY PUBLISHING COMPANY
September 5, 1996 Issue - Jeffersonian

Please forward billing to:

Douglas and Martha Stegner
1816 Circle Road
Ruxton, MD 21204-6415
823-5327

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-69-A (Item 78)
1816 Circle Road
W/S Circle Road, 1600' W of c/l Lake Roland Drive
9th Election District - 4th Councilmanic
Legal Owner(s): Douglas M. Stegner and Martha H. Stegner
Variance to permit an accessory structure with a height of 22 feet in lieu of the permitted 15 feet to be located in the front yard.
HEARING: TUESDAY, OCTOBER 1, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEADINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County
Department of Permits and
Development Management
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 30, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-69-A (Item 78)
1816 Circle Road
W/S Circle Road, 1600' W of c/l Lake Roland Drive
9th Election District - 4th Councilmanic
Legal Owner(s): Douglas M. Stegner and Martha H. Stegner

Variance to permit an accessory structure with a height of 22 feet in lieu of the permitted 15 feet to be located in the front yard.

HEARING: TUESDAY, OCTOBER 1, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Douglass and Martha Stegner
William Hugh Baughen

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEADINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County
Department of Permits and
Development Management
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 23, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 97-69-A (Item 78)
1816 Circle Road
W/S Circle Road, 1600' W of c/l Lake Roland Drive
9th Election District - 4th Councilmanic
Legal Owner(s): Douglas M. Stegner and Martha H. Stegner

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 25, 1996. The closing date (September 5, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Douglas and Martha Stegner

COPY

Baltimore County
Department of Permits and
Development Management
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 5, 1996

Mr. and Mrs. Douglass M. Stegner
1816 Circle Road
Ruxton, MD 21204-6415

RE: Item No.: 78
Case No.: 97-69-A
Petitioner: Douglass Stegner, et ux

Dear Mr. and Mrs. Stegner:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on August 14, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Xosiyin Eubanks in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/27/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF AUGUST 26, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 59, 70, 72, 73, 74, 75, 76, 77, 78, 79 AND 80.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

DATE: 9/1/96

SUBJECT: Zoning Advisory Committee
Meeting Date: 8/26/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 59
61
73
75
77
78
79
80

RBS:sp

BRUCEZ/DEPRM/TXTSBB

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 30, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for September 3, 1996
Item Nos. 059, 061, 070, 073,
074, 075, 077, 078, 079, & 080

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE24

Maryland Department of Transportation
State Highway Administration

David L. Winehead
Secretary
Parker F. Williams
Administrator

RE: Baltimore County
Item No. 078 (JCM)

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 30, 1996

Douglass and Martha Stegner
1816 Circle Road
Ruxton, Maryland 21204-6415

Case #97-69-A

Dear Petitioners:

A formal REQUEST FOR PUBLIC HEARING has been filed in your case. Formal notification of the hearing date will be forwarded to you shortly.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in a newspaper of general circulation. This office will ensure that the legal requirements for posting and advertising are satisfied; the policy change will effect to whom and when these fees are paid.

Posting charges in the amount of \$35.00 are now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

Please be further advised that non-payment of fees will stay the issuance of the Zoning Commissioner's Order.

If you have any questions concerning this letter, you may contact Owen Stephens at 897-3391.

Very truly yours,

Arnold Jablon, Director

DOUGLASS M. STEGNER
1816 CIRCLE ROAD
RUXTON, MARYLAND 21204

DESCRIPTION OF AN ACCESSORY STRUCTURE AT 1816 CIRCLE ROAD

The existing house at 1816 Circle Road is built on a slab with no basement. The attic has a maximum headroom of 4'11" (or 59") high because of truss construction. Due to the above there is no place for storage or hobbies other than the living quarters or out of doors. Currently any painting, carpentry, etc., that I do, must be done in the driveway, weather permitting.

The foundation of the structure would house a garage, since I have reached an age when clearing snow from an automobile is difficult. We now store many of our belongings out of doors or in lawn buildings. This has proven to be unsatisfactory. The proposed structure would have electricity in order to provide heat and dehumidification. The structure would have the required moisture barrier and insulation.

The structure would be located at the southern most and lowest section of our driveway, where it meets Circle Hill Road. Placing the structure at this location would keep the roof line well below the roof lines of our house and that of the adjacent house at 1817 Circle Road.

The southern most location affords a turning circle of 38 feet because it is at the junction of Circle Hill Road and our driveway. The driveway is approximately 16 feet in width. If I were to erect a garage further up the driveway (to the north, closer to the house) I could not turn into the garage. In order to use the garage at this northern location I would have to build it uphill, to the west, with a large apron. The average automobile has a turning circle of approximately 40 feet. The Ford Crown Victoria that I now drive has a turning circle of 38 feet. The 16 foot wide driveway prevents using the garage at this location. The combined width of our driveway and Circle Hill Road is equal 38 feet, making this southern most location the most practical location for the garage.

The proposed southern most location of the structure also would allow maximum sunlight on the south side of our house. The trees to the east and west as well as to the south put a premium on sunlight. If the structure were closer to the house (further north) it would block most of the sunlight that we now get in fall, winter, and spring. Moving the structure uphill, closer to the house, would also raise the structure's roof line relative to the nearby houses.

I have requested the 22 foot height variance in order to get the maximum amount of usable space in the smallest package. I have selected a barn, or Gambrell style roof for the same reason. There are a number of houses with this style roof on Circle Road; the structure is in keeping with the area.

SKETCH SHOWING DISTANCE AVAILABLE FOR TURNING
AN AUTOMOBILE AT 1816 CIRCLE RD IN THE DRIVEWAY

NOT TO SCALE

EXISTING HOUSE

DRIVEWAY AT
1816 CIRCLE RD

PROPOSED GARAGE

CIRCLE HILL ROAD

HISTORY OF ACCESSORY STRUCTURE AT 1816 CIRCLE ROAD

On August 5, 1996 I delivered the enclosed letter and drawings to the residents of the development of Circle Hill. I wanted to notify the neighbors of our intentions prior to filing for a zoning variance. The neighbors that we spoke to regarding the proposed structure expressed no objections. After waiting ten days we filed for a zoning variance on August 15, 1996.

On September 5 I received notice that a public hearing had been scheduled for October 1, 1996. The notice stated that the hearing was requested by William Baugher. I immediately called the Baugher's and suggested that the two of us get together and try to resolve any differences prior to the October 1 hearing. We arranged to meet at 4 PM on Sunday, September 8.

All six residents of Circle Hill attended the meeting on Sunday September 8. I reviewed the proposed project with the group. The initial suggestion was that I locate the structure at the northern end of my property next to 1814 Circle Road. I said that this was not practical due to a BGE easement, the location of the septic system, and the 300' distance from the house.

In short order there were more suggestions than there were people at the meeting. At that point it was suggested that I retain an architect to develop a proposal that would appeal to all of the concerned parties.

I then requested that each person who had a proposal put their ideas on paper prior to my contacting an architect or builder. I felt that this was necessary for accurate communication. There was no one in the group who was willing to put their suggestions on paper.

At this point the meeting broke up.

There were people attending the meeting who said that they were not opposed to the accessory structure. There were other people attending who said that they had no opinion on the proposed project. There were others who had a multitude of suggestions.

DOUGLASS M. STEGNER
1816 CIRCLE ROAD
RUXTON, MARYLAND 21204

DOUGLASS M. STEGNER
1816 CIRCLE ROAD
RUXTON, MARYLAND 21204

August 5, 1996

Residents of Circle Hill

We wanted to let you know that we are planning to erect a garage on the south side of our house.

Our house has no basement and we have had to rely on lawn buildings and our carport for storage. We need more storage and it is the only option that seems to make sense.

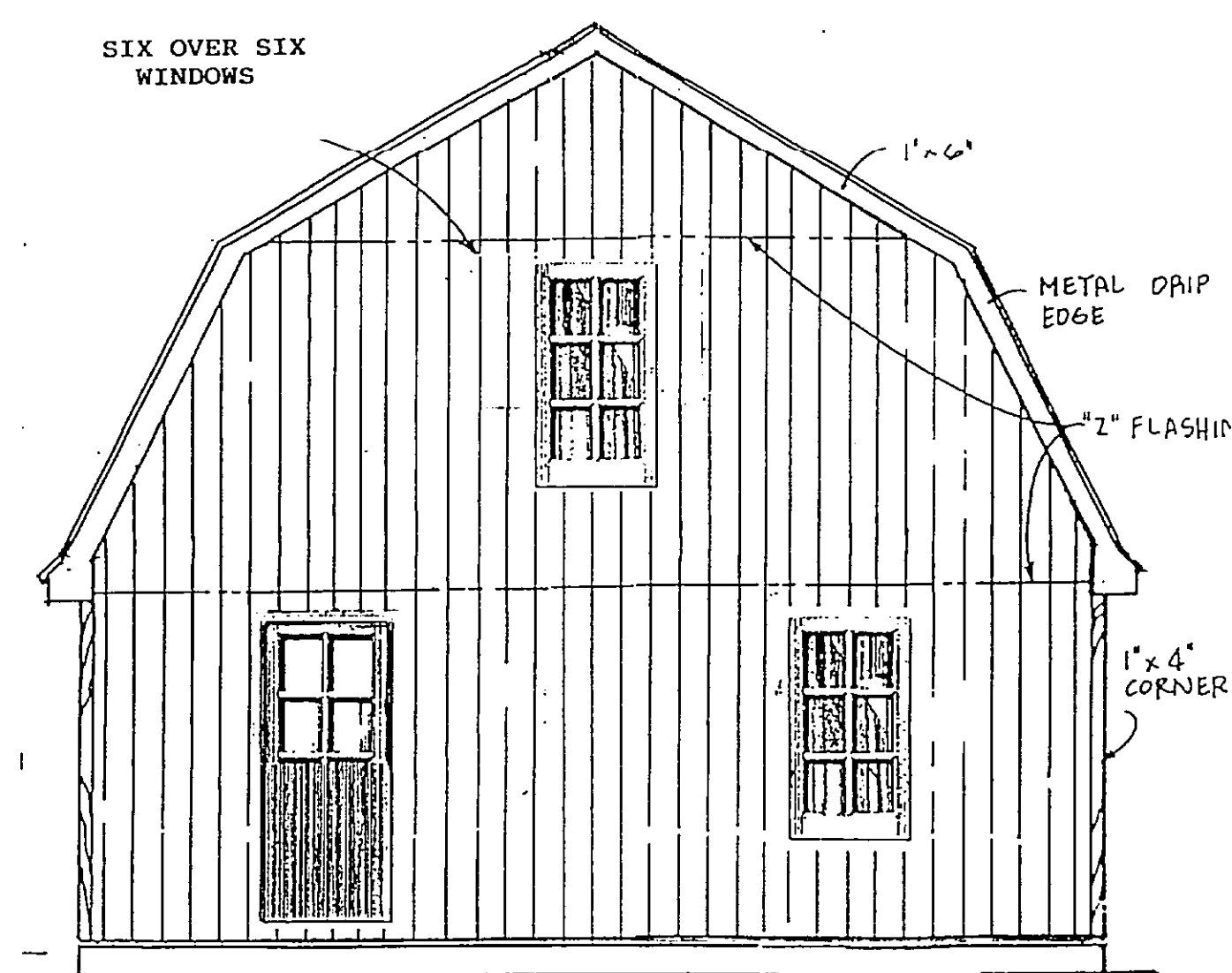
We have the choice of erecting more lawn buildings or a garage suitable for use as a storage area. The garage will have enough space that will enable us to enclose our carport and tear down our existing lawn buildings.

We feel erecting the garage is the more desirable option. Hopefully we can have the work completed by spring.

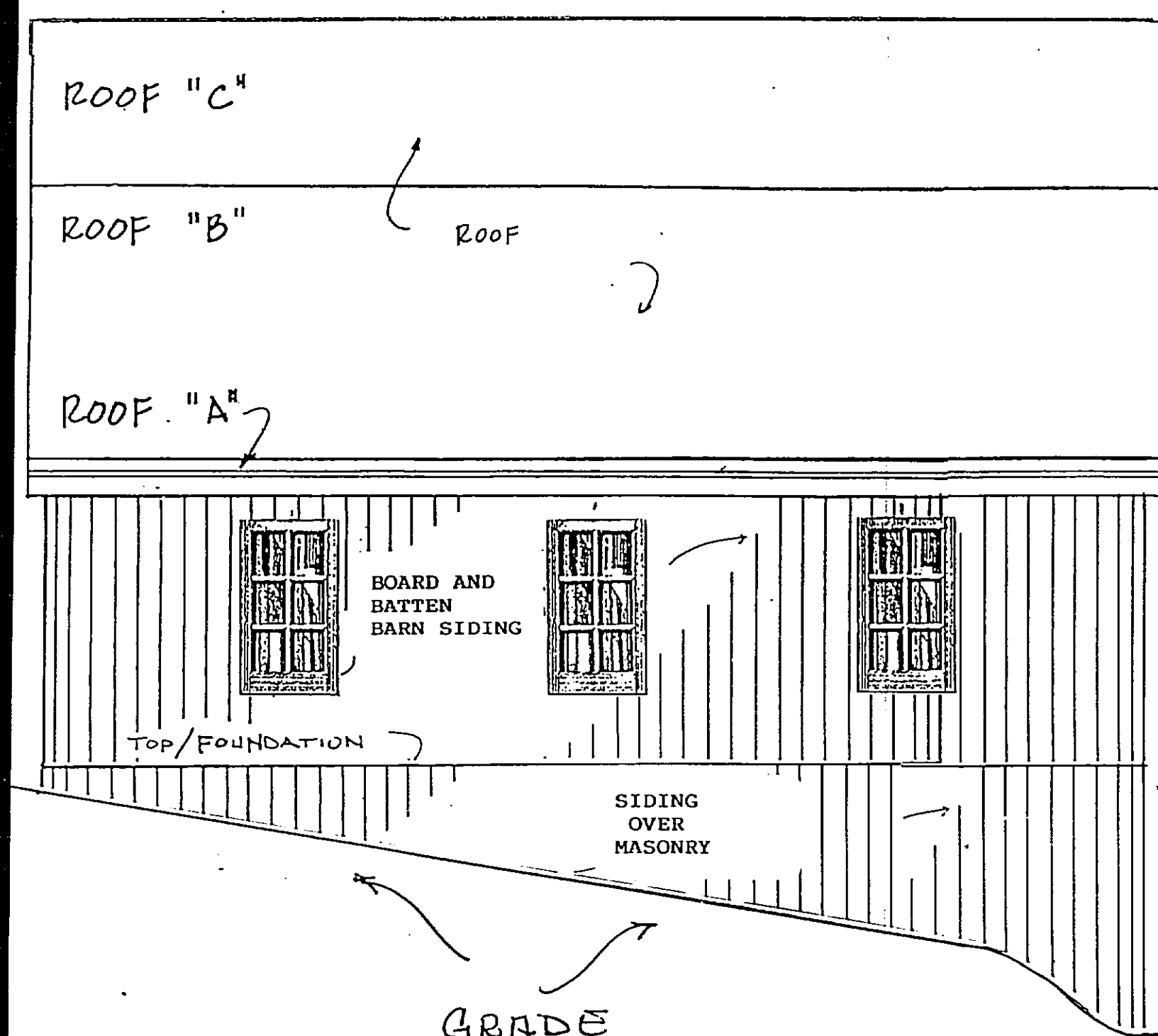
Enclosed are elevation drawings of the proposed garage.

Sincerely,

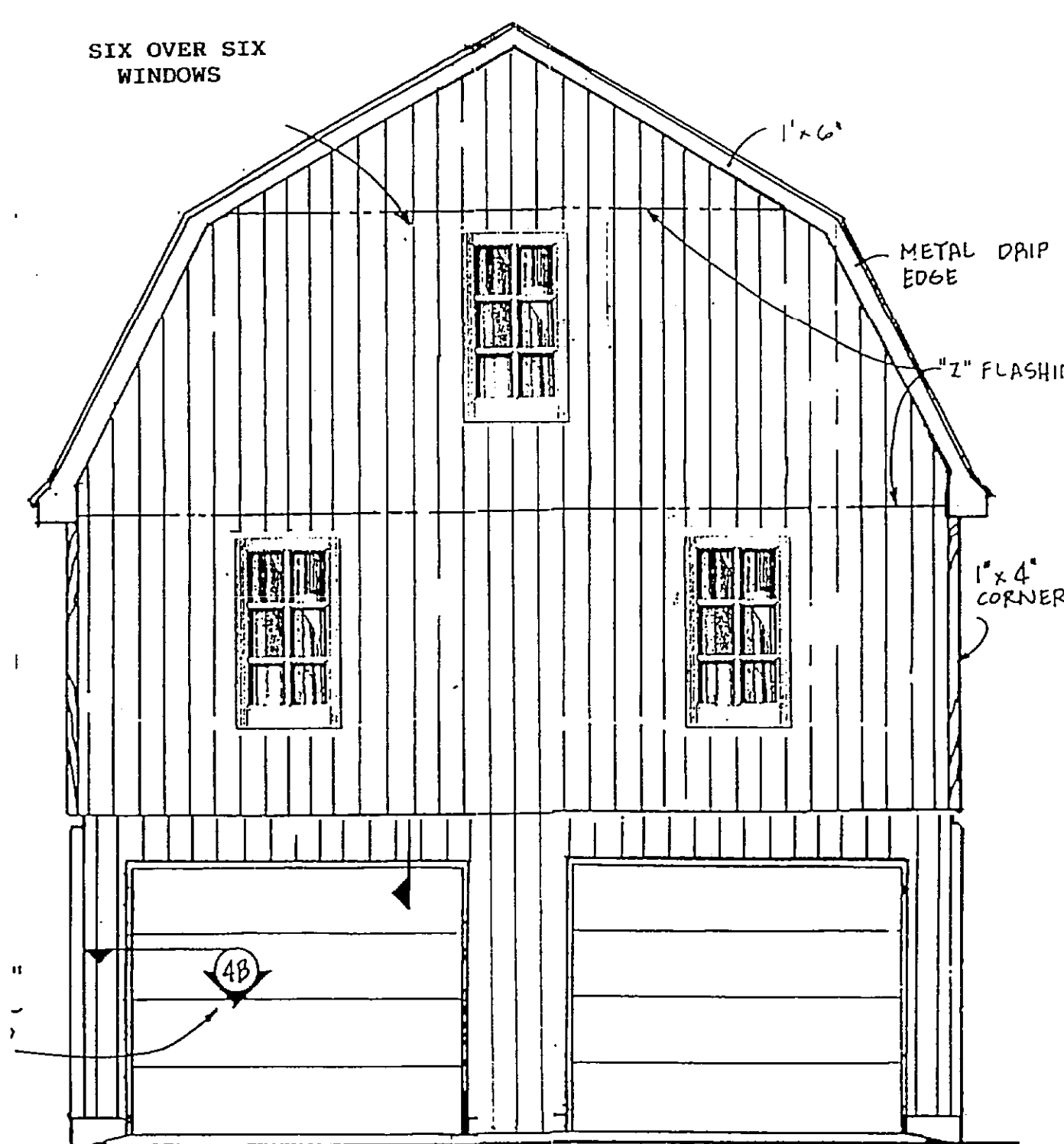
Doug Stegner



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS
D.M. STEGNER 1816 CIRCLE RD 21204
Martha Stegner 1816 Circle Rd 21204

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME ADDRESS
Charles D. Flagg 1822 Park Road 21204
Capt. B. Schlegel 1818 CIRCLE RD 21204
John Kelly 1818A Circle Rd 21204

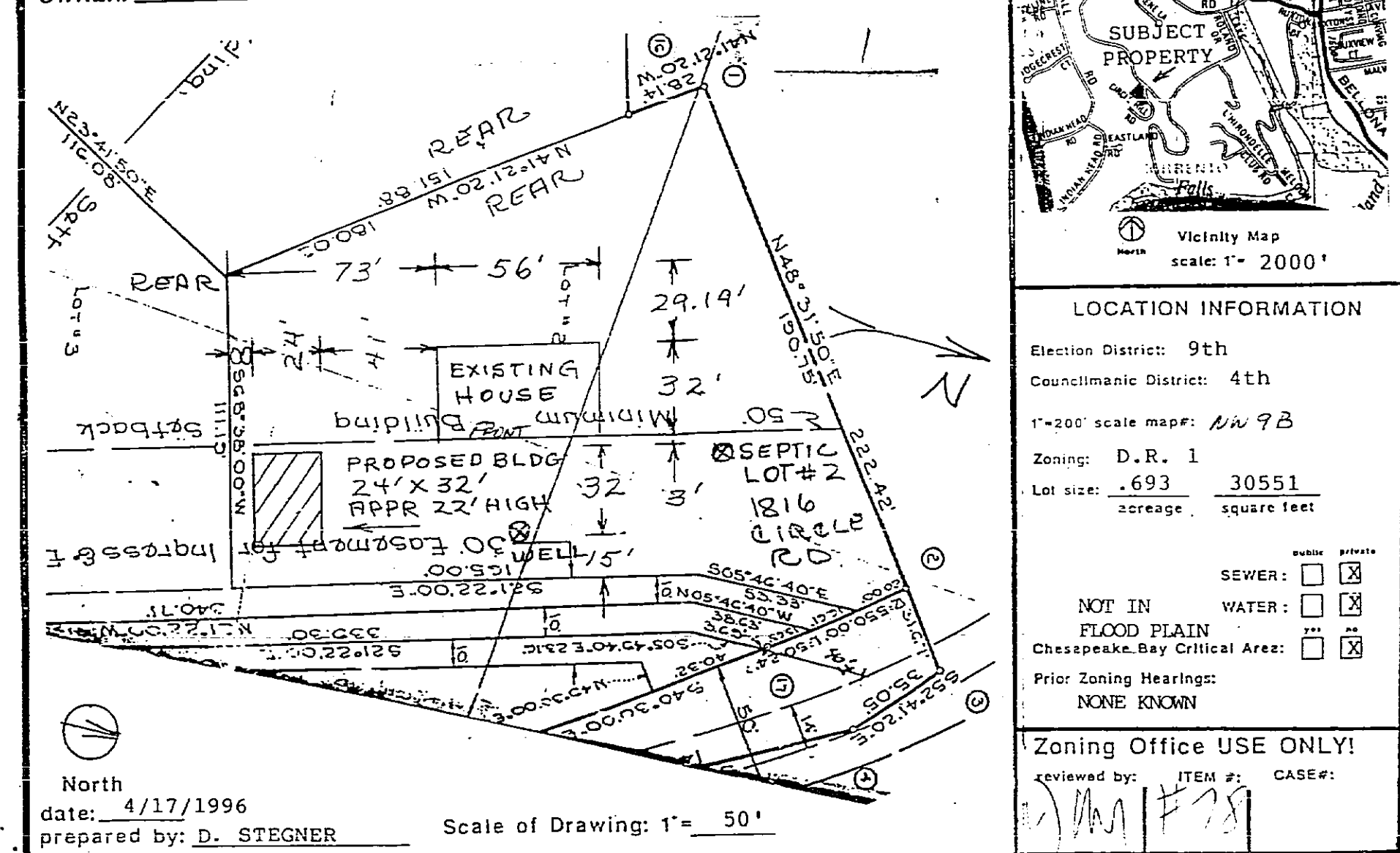
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1816 CIRCLE ROAD, RUXTON 21204

Subdivision name: "CIRCLE HILL"

plat book 25, section 2, lot 2, section NA

OWNER: DOUGLASS & MARTHA STEGNER



LOCATION INFORMATION

Election District: 9th

Councilmanic District: 4th

1:200 scale map: 1/4 9B

Zoning: D.R. 1

Lot size: .693 30551

zoning: square feet

SEWER: ☒

WATER: ☒

NOT IN FLOOD PLAIN

Dissemination by Critical Area: ☒

Prior Zoning Hearings: NONE KNOWN

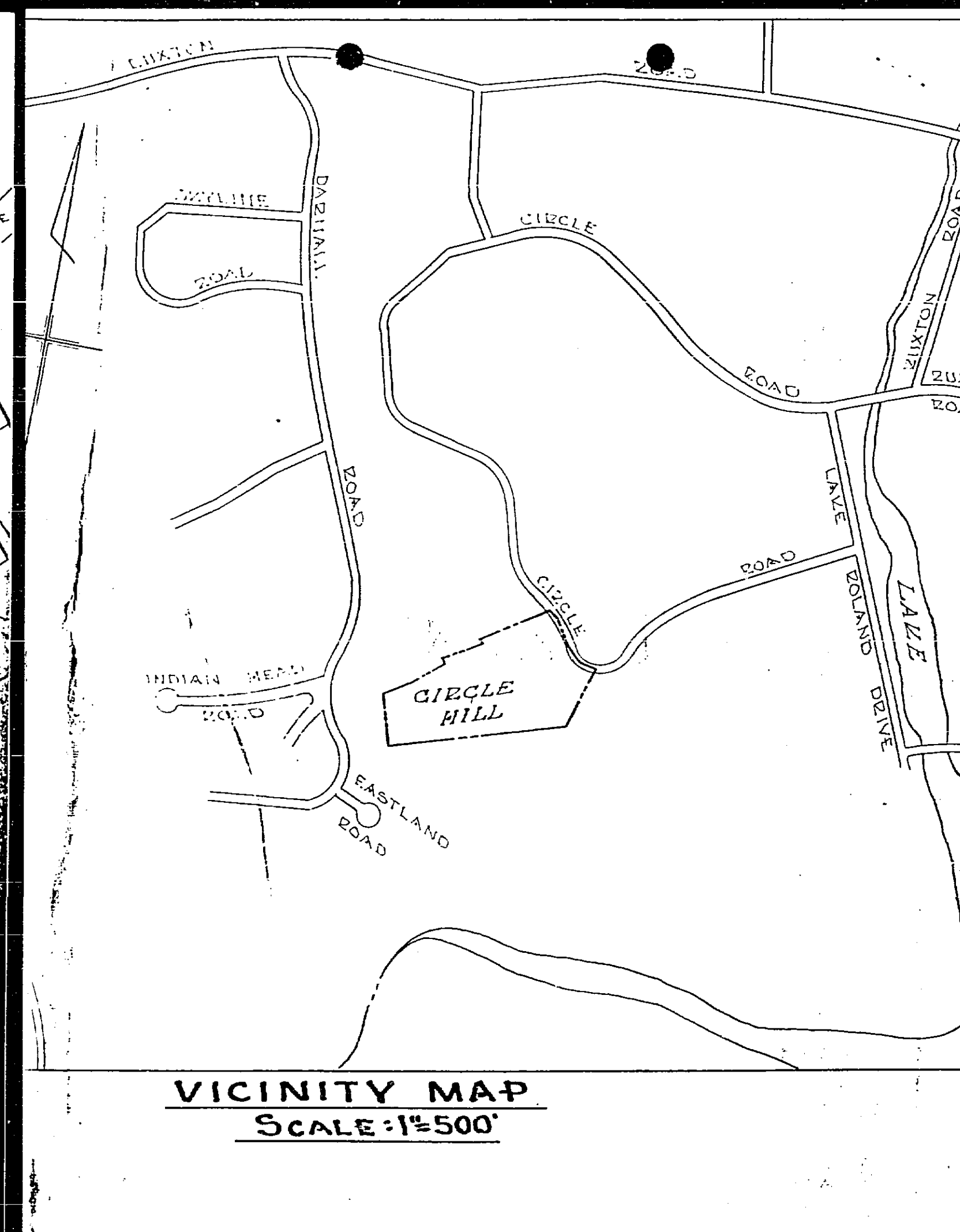
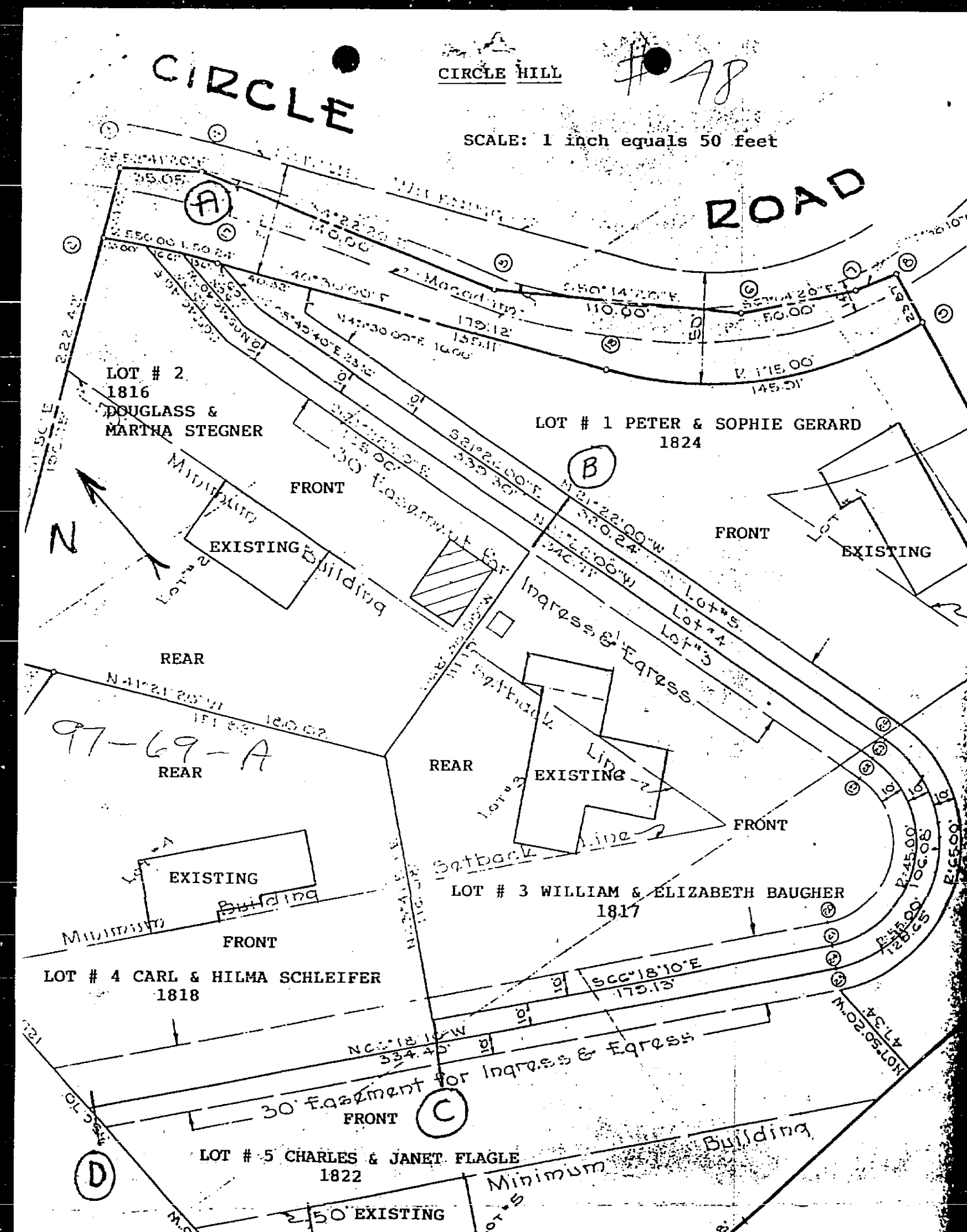
Zoning Office USE ONLY!

reviewed by: ITEM #1 CASE#:

4/17/1996

prepared by: D. STEGNER

Scale of Drawing: 1" = 50'



1817 Circle Road
Baltimore, Md. 21204

Dear Sirs,

It is my understanding that Mr. Douglas Stegner requests a zoning variance to build an accessory structure. He is requesting a variance in height and a variance in height and a variance in location. I would ask that you deny this request.

The reasons for denial of each aspect of the variance follow:

1) Variance in height limitation.

I am aware of no variance in the entire neighborhood regarding height of an accessory building. Mr. Stegner has shown you pictures of several buildings which he states are "typical" Circle Road dwellings.

First of all, all of these buildings are primary residences, not accessory buildings. These buildings, therefore, must comply with mandated property line setbacks. I do not believe that a main residence height, within existing zoning regulations can justify a variance for an accessory structure.

Furthermore, all of these buildings are on a slope, and the roof line is consistent with the zoning regulations, and the height of the building from the front yard meets current zoning restrictions.

2) Variance in location

Mr. Stegner has requested permission to build an accessory structure in the front yard. There are no accessory structures in the front yard on Circle Hill Road, nor am I aware of any in the

PROTESTANTS
EXHIBIT NO. 1